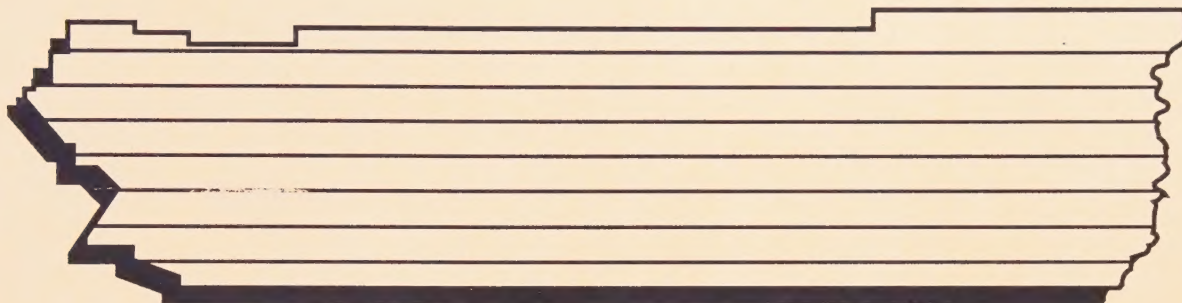


County of Riverside



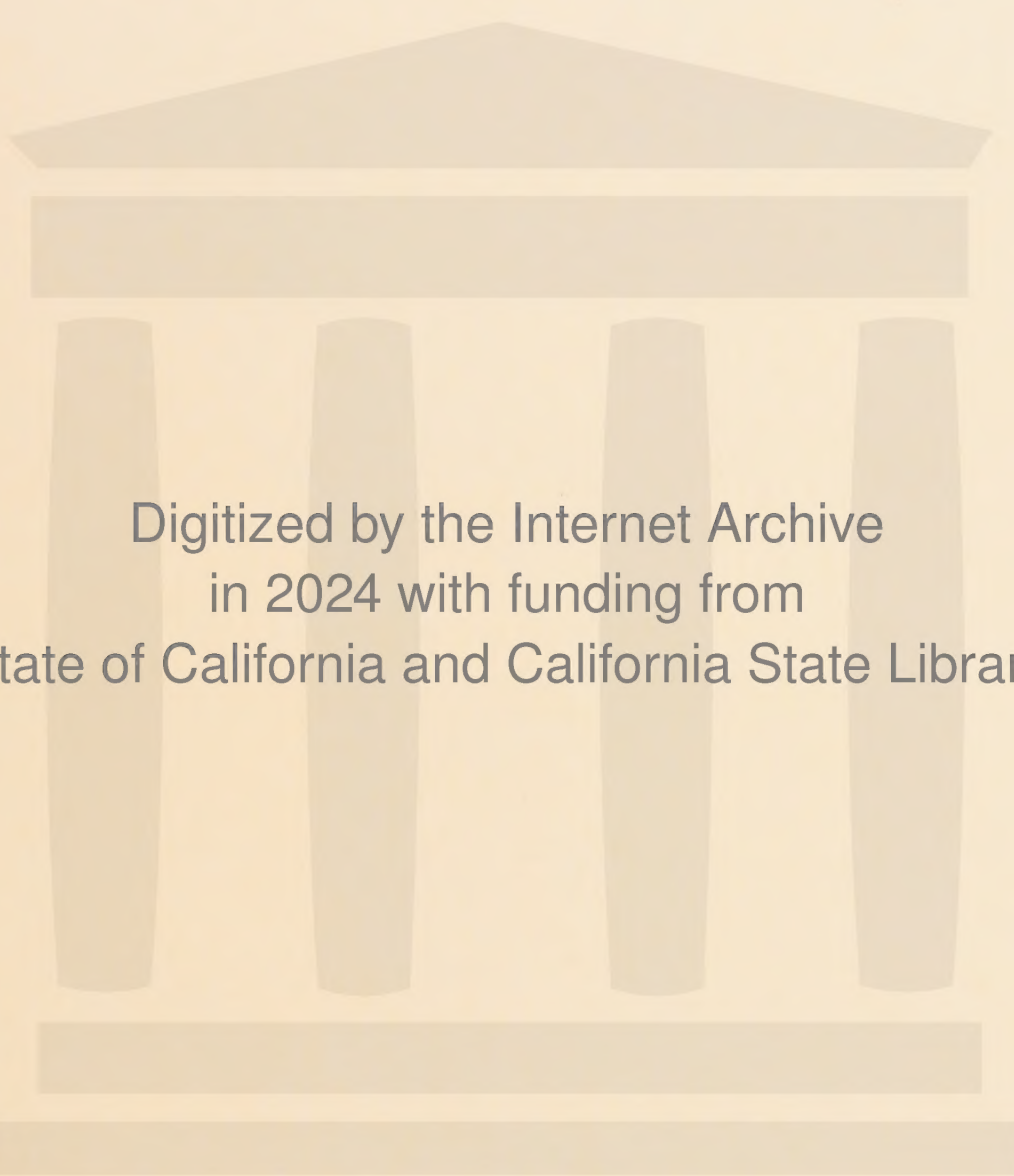
1989 Housing Element

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RIVERSIDE COUNTY
COMPREHENSIVE GENERAL PLAN

HOUSING ELEMENT

ADOPTED

JUNE 4, 1991

BY THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

RESOLUTION 91 - 036

COUNTY OF RIVERSIDE

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1989 HOUSING ELEMENT

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I. Introduction

I. INTRODUCTION

LEGAL REQUIREMENTS

Federal housing goals are contained predominantly in two pieces of legislation: the 1949 and the 1968 Housing Acts. The 1968 Housing and Urban Development Act reaffirmed the objective of the 1949 Act which established a national housing goal of "a decent home and a suitable living environment for every American family."

California's concern over its own housing situation was manifested in 1967 when the State adopted Section 65302(c) of the California Government Code which stipulated that all counties and cities which have a General Plan or are in the process of preparing one shall include a housing element as an integral part of the plan. The housing element will:

- consist of "standards and plans for the improvement of housing and for the provision of adequate sites for housing," and
- make "adequate provision for the housing needs of all economic segments of the community."

The requirement for the housing element became effective on July 1, 1969.

In enacting the Housing and Home Finance Act of 1975, the California Legislature found that "the subject of housing is of vital statewide importance to the health, safety, and welfare of the residents of this state." The Act also declared that the early attainment of the national housing goal to be a state priority "of the highest order." The Act called attention to the "serious shortage of decent, safe, and sanitary housing which persons and families of low or moderate income . . . can afford" and described this shortage to be "inimical to the safety, health, and welfare of the residents of the state and the sound growth of the state's communities."

Under the authority granted by Health and Safety Code Section 50459 and Government Code Section 65302(c), the California Department of Housing and Community Development adopted the revised Housing Element Guidelines in 1977. These guidelines establish three objectives for the housing element:

- The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors;

- The provision of adequate housing selection by location, type, price and tenure;
- The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

Subsequently, the State made further revisions to those sections of State Law governing the contents of housing elements, (Article 10.6 Section 65580 et.seq.). Expanded requirements include:

- the locality's share of the regional housing needs for all income levels
- analysis of level of payment compared to ability to pay
- analysis of housing stock condition
- inventory of land suitable for residential development
- analysis of governmental and non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels
- analysis of housing needs of special groups, including the homeless
- programs that set forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element
- a review of the actual results of the previous element's goals, objectives, policies and programs
- an analysis of differences between previous projections and actual achievements
- a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the previous element

HISTORY OF THE HOUSING ELEMENT

To comply with the spirit and intent of these regulations, and respond to housing problems, the County of Riverside developed a first phase Housing Amendment to the County General plan in August of 1969. This first phase project established the significance of housing problems in the County and outlined the information needed for the development of a countywide housing program.

The second phase Housing Element, which was adopted by Riverside County on December 16, 1975, outlined data and examined the current and future housing needs of Riverside County. The second phase document used the 1970 Federal Census as its data source and was able to thoroughly examine the housing needs of the County's residents. After the examination of the housing needs, findings and conclusions were made. From these, the document suggested an interim goals and policies statement accompanied by a "short term" and a "long term" implementation program. The 1980 Housing Element conformed with the 1977 revised Housing Element Guidelines, and greatly expanded the County's housing program by analyzing housing problems in greater depth and establishing programs to help meet targeted needs.

The 1985 Housing Element expanded the scope of the 1980 Element to meet new requirements of the State, including a housing lands inventory, 5-year program objectives, and updating of the data base.

The 1989 Housing Element incorporates the new requirements of the state, including the review and analysis of the previous elements' objectives and achievements, and an evaluation of the means to incorporate what has been learned from the previous element.

FORMAT AND CONTENT OF THE 1989 HOUSING ELEMENT

The 1989 Housing Element is divided into six chapters:

Chapter I - Introduction

Sets the stage for the main body of the Element by providing an overview of the legal requirements, the history of the Housing Element in Riverside County, the format and content of the Element; and the Element's integration with the Comprehensive General Plan.

Chapter II - Executive Summary

Provides a summary of population and housing characteristics in the County and includes summary statements of Housing Element goals, policies and programs.

Chapter III - Housing Goals, Policies and Programs

This chapter describes and directs the activities of County departments, advisory commissions, and public hearing bodies involved in housing related matters. Five major housing need subject areas are identified: Conservation of Housing and Communities, Affordable Housing, Housing Opportunity, Provision of Housing Sites, and Housing Supply. Issue statements, goals, policies and action programs have been developed to address the five identified housing needs. The program descriptions identify responsible implementing agencies, financing, time schedules and program objectives.

Chapter IV - Current and Projected Housing and Population Characteristics and Needs

Section A. Population and Housing Characteristics: 1980 provides the primary data source for the Housing Element, drawing on the 1980 U.S. Census. It provides information on the socio-economic composition of the County's population and conditions of the existing housing stock. Based on this information, it assesses the current housing needs, the needs of special groups in the County, and gives an overview of today's housing market.

Section B. Population and Housing Characteristics: 1989 updates the 1980 U.S. Census information to provide current estimates of socio-economic composition of the population, households and housing characteristics for the unincorporated portions of Riverside County as it existed on January 1, 1989.

Section C. Projected Population and Housing Needs: 1994 uses statistical methods to project the socio-economic composition of the population, households and housing characteristics as for the year 1994 thus enabling the County to plan for future County and regional housing needs.

Chapter V - Constraints to Housing

This chapter discusses the governmental and non-governmental constraints to housing including the housing market demand, condition of existing housing stock, new housing development costs, speculation, land use regulation, conflicting responsibilities of local government; inadequate public support for low-cost housing and public housing programs; County use of available housing assistance programs, and data constraints.

Chapter VI - Housing Lands Inventory

This chapter describes the methodology of the County's Housing Lands Inventory that identifies suitable sites for residential development in areas with limited or mitigable environmental constraints, existing development approvals, and existing or anticipated public facilities and services.

INTEGRATION WITH THE COMPREHENSIVE GENERAL PLAN

Section 65300.5 of the Government Code states that the general plan shall comprise an integrated, internally consistent set of policies. Chapter III, Housing Element Goals, Policies and Programs, is incorporated into the Comprehensive General Plan text. The actual Housing Element text in its entirety is in an appendix to the main body of the Comprehensive General Plan. The Housing Element programs and policies complement the programs and policies of

the other elements of the Comprehensive General Plan. Close coordination with the Land Use Element, Public Facilities and Services Element and the Community Policies Element allows for cohesive housing policies throughout the Comprehensive General Plan.

1989 revisions to the document are indicated by the use of boldface type. These revisions include new data, reanalysis of issues, review of the previous objectives, and establishment of new objectives.

II. Executive Summary

II. EXECUTIVE SUMMARY

FOREWORD: 1989 HOUSING ELEMENT

Riverside County has crossed a threshold, placing it in a critical position in relation to its ability to deal with issues of affordable housing. Its rate of growth, and the rapid increase in housing prices and land values which this demand provokes, present the county with the challenge of ensuring that all sectors of the population have access to shelter which is adequate and affordable. Provision of housing for upper income groups is considered routinely by county government in its review of development proposals. It is the shelter needs of the lower income groups, for whom adequate and affordable housing is critical, on which this Housing Element focuses.

Households earning 80 percent or less of the median income for an area, and paying more than 30 percent of their income toward shelter (i.e. mortgage, interest, rent, insurance, taxes, utilities, etc.) are defined as having an "existing need" for affordable housing. This description is not inclusive of all the housing problems experienced by low income persons. It does not count low income households which live in substandard or overcrowded, though affordable, housing. The Low Income Household Existing Need is identified by the Southern California Association of Government's Regional Housing Needs Assessment (RHNA) as the critical housing issue to be addressed by jurisdictions in their Housing Element. Overpayment is the most widespread housing problem in California and in Riverside County. Overpayment is a critical yardstick for lower income persons. Excessive allocation of income for shelter results in fewer financial resources available for other needs. It provides little opportunity for a margin of safety in case of emergency, unforeseen circumstances and inevitable changes which buffet families. It can mean the difference between a family merely surviving or flourishing. Overpayment puts a household at risk of becoming homeless.

The 30 percent standard for overpayment for shelter is also used by the Federal Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA). The State Department of Housing and Community Development (HCD) criteria is 25 percent. Based on 1980 Census information for Riverside County, 60 to 70 percent of all lower income households had an overpayment problem depending on whether the 30 percent or 25 percent standard was utilized. Over 91 percent of those households earning 50 percent or less of median income were paying over 25 percent of income for shelter. Of rental households (the form of housing tenure most available to low income households) 82

percent had an overpayment problem. Thus, much of rental housing is not offered at a rate which is affordable.

Because of the insufficient number of low cost housing units, local government has been faced with resulting homelessness. The State Department of Housing and Community Development estimates that ten percent of the population is at risk of becoming homeless for a variety of reasons. Among the major societal changes contributing to homelessness are: an increase in the number of people having incomes below poverty level; the cost of housing outpacing incomes; a lack of low cost units available in sufficient numbers; the greater prevalence of family breakups. Riverside County Department of Community Action estimates that there are approximately 3,000 homeless persons in Riverside County, of which approximately 30 percent are children. As a result of this problem statewide, the legislature has revised requirements for the Housing Element to include provision of programs addressing the needs of the homeless, and siting criteria for emergency shelters. A full response to this issue requires a three tiered approach: provision of emergency shelters, provision of transitional housing, and provision of affordable units.

Ongoing county programs targeted to low income households are largely the responsibility of the Housing Authority and funded by the federal and state governments. The federal government has allocated approximately 5800 subsidized units to Riverside County, both incorporated and unincorporated, a figure which includes vouchers, certificates and publicly owned housing units. The Housing Authority had approximately 7,000 applicants on its waiting list for assistance in June 1989.

The Regional Housing Needs Assessment (RHNA) has identified the following existing need for Riverside County:

	1988 <u>Households</u>	<u>LIHHs*</u>	LIHHs <u>Total</u>	Overpaying For Shelter <u>Very Low</u>	<u>Low</u>
Unincorporated Area	114,191	48,139	15,563	8,897	6,666
Total County	335,701	128,765	51,334	28,823	22,506

* Low Income Households

The unincorporated area population represents 34 percent of the total county population; low income households in the unincorporated area represent 37 percent of the total low income households in the county. As projected by the RHNA, 32 percent of low income households in the unincorporated area have an existing need for affordable shelter, compared to 39 percent of the total low income households in the county. The total county existing need of 51,334, compared to the resources available through the Housing Authority, reveals that 90 percent of these needs will require resources other than those available through the Housing Authority if they ever are to be met. Of this total county existing need, 15,563 is the number of households in the unincorporated area which is of critical concern to the Housing Element.

In addition to existing need, the Housing Element must consider future need as projected by the RHNA. Future need is defined as "the number of units which would have to be

added in each jurisdiction to accommodate the forecasted growth in the number of households by July 1, 1994." The RHNA considers six criteria when determining the distribution of regional housing needs (all income levels) to jurisdictions:

1. Market Demands for Housing
2. Employment Opportunities
3. Availability of Suitable Sites and Public Facilities
4. Community Patterns
5. Type and Tenure of Housing Need
6. Housing Needs of Farmworkers

The identification of future need of the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in their locality as a function of market forces. Future need at lower income levels is often largely latent demand since such income levels without subsidy or other assistance are often ineffective in causing housing to be supplied.

Future need for Riverside County unincorporated area has been set at a total of 30,648 units over the five year period ending July 1, 1994. These units are allocated to the following income ranges:

Riverside County Unincorporated	<u>Total</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>High</u>	<u>Lower Income (% VL & L)</u>	<u>Higher Income (% M & Up)</u>
	30,648	5,831	6,949	5,678	12,190	41.7	58.3

Of particular concern to each jurisdiction is the number of "very low" (less than 50 percent of median) and "low" (50 to 80 percent of median) income households to be accommodated. In allocating this percentage distribution by income level for each jurisdiction, state law requires that further "impaction", or concentration of lower income households, be avoided. The RHNA deals with the "avoidance of impaction" issue by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while doing the reverse for non-impacted jurisdictions. The regional average percentage of lower income households is 40.2 percent. Riverside County Unincorporated Area's current lower income (very low and low) households percentage is above this regional average at 42 percent. Future need for Riverside County Unincorporated has been set at a total of 12,780 lower income units. This is a policy projection targeting lower income households to comprise 41.7 percent of the total housing needs to avoid impaction.

These 12,780 projected units are in addition to the existing need estimated at 15, 563 lower income units.

The previous regional housing assessment, called the RHAM (Regional Housing Allocation Model), estimated the future need (July 1, 1989) for lower income housing at 20,667 units. This was in addition to an existing need of 13,810 lower income affordable units, for a total of 34,477 units. In comparison, the RHNA estimates existing need (July 1, 1989) at 15, 563 lower income units, which assumes that 55 percent of the previous existing need and the

future need had been met. Affordable housing needs for lower income households can be met only if new units are produced, if households are combined (though this may result in overcrowding), or if incomes rise relative to the cost of housing.

The previous Housing Element set a goal of 7,035 housing units affordable to very low, low and moderate income households. This goal included 5,000 R-6 zone units targeted at moderate income households, the majority of which were centered in Moreno Valley and were credited to their housing effort, once it incorporated. The 1989 Housing Element analysis indicated that 1,273 units, 18 percent of the Housing Element Target, were produced through the 1984 Housing Element program.

As is apparent, affordable housing units have not been produced to any great extent in the County. The extent to which doubling up, overcrowding, or other solutions to overpayment have been resorted to cannot be determined. Income levels in the county have increased over the timeframe of the Housing Element. Median income for Riverside County was set at \$21,395 in 1984; median income has been set at \$30,300 in 1988, an increase of 42 percent. These figures are received from the Federal Department of Housing and Urban Development and the State Department of Housing and Community Development and are adopted annually.

The determination of median income, particularly the origin of that income, has been of concern in this county. As much of the growth in households has been a result of influx from outside the county, the proportion of residents whose income source lies outside the county is not an insignificant portion. Income levels of surrounding jurisdictions are considerably more than Riverside County, as much as 50 percent higher. Yet these incomes are computed into the county median income, thereby skewing the results. It is for this market and these "guest residents" that market rate housing has been targeted.

It is evident from new home prices that housing development in the county is aimed at the "out of county" market. The median home price was \$123,632 in the first quarter of 1989. Assuming a 20 percent down of \$24,000, the qualifying income to purchase this home would be approximately \$41,300. This is 136 percent of the median income and is in the upper income category.

As a result, the challenge presented to the Housing Element is considerable. Continued growth and demand for housing push existing homes and land values higher, while at the same time, traditional sources of funding and support for lower income housing have drastically declined. In addition to the existing need for 15,563 units affordable to lower income households, the Housing Element is required to consider and plan for the future needs for lower income housing, set at 12,780 units. This totals 28,343 affordable units.

The Housing Element makes provision and imposes responsibility for the production of affordable housing on all sectors: government, business, and private/nonprofit. Substantial responsibility for low and moderate income housing lies with local government departments and agencies. These programs are incorporated into ongoing functions such as the Redevelopment Agency (A.2., B.3.), the Shared Housing Program (C.9.), Fair Housing (C.7.), and procedures such as code enforcement (A.4., A.5.), priority processing (B.8.),

development review (A.8., A.9., A.10, B.17., E.3.), and General Plan programs (D.1. - D.5., E.1., E.2.). These functions include cooperation with other agencies including local, state, and federal (A.13., C.5., E.5., E.6.). On the whole, responsibilities for housing which have been incorporated within agency and departmental programs have been well met. Affordable housing issues could benefit from a higher profile and priority among the county departments and agencies which have responsibility in this area. For this reason it is recommended that the HTAC (Housing Technical Advisory Committee) be composed of department heads.

Participation by the business/development sector in the provision of affordable housing has, in the past, occurred as a result of incentives or has been a categorical requirement for the development of the project. The most successful of the incentives has been Program B.7. Density and Design Incentives for Lower Cost Housing Development, the R-6 zone which was highly successful in responding to market conditions in the early 1980s. The other incentive program, B.10. Incentives for Multi-Family Rental Housing Development, was not utilized by developers to any great extent. In an effort to target development of affordable multi-family housing, the program will be revised to include a more effective density bonus zone and a monitoring system for affordability.

Program B.11. Category V/Specific Plan Affordable Housing Provision did not meet expectations in the provision of affordable housing for newly urbanizing areas of the county. The intent of this program was to insure that large scale projects proposed in undeveloped areas would be required to address the full range of a community's housing needs. In the few instances where projects were designated Category V, affordable units were not secured through this process. Several new urban cores are now rapidly developing in the county, with no housing designated for low or moderate income households. Because this program was not successful toward its end of including affordable housing within proposed communities, this requirement for provision of affordable housing will be extended to include all specific plans which include commercial and/or industrial land uses. To further extend participation by all land use developers, Program B.20. Fair Share Affordable Housing Program is proposed. This program proposes development of an equitable affordable housing program in which all development proposals must participate. The program's objective will be the production of 1500-2000 lower income housing units per year. Site donation, in lieu fees, or a combination thereof will be considered. It is anticipated that the provision of land, in conjunction with any private or governmental funding derived locally or from the state or federal level could, in combination, be the means for producing low cost housing. In this way, the base of responsibility for low cost housing would be broadened and housing production in the county will provide for all income levels which are included in the county's growth, not merely the upper level.

Finally, the Housing Element includes opportunities for participation by private/nonprofit players to participate in the challenge and provision of low cost housing through Programs B.4. Regional Corporate Fund for Housing, B.5. Nonprofit Housing Development Corporation, and B.21. Public Service Opportunity.

Strategies for affordable housing include rehabilitation, conservation, construction of new units, and minimization of governmental constraints to housing production. Of highest

priority is the retention of existing low cost housing units. Programs A.3. Local Implementation Mechanisms for Housing Rehabilitation, A.4. Health and Safety Code Enforcement and A.5. Licensing and Inspection for Multiple Dwellings are measures aimed at conservation of existing low cost housing. Repair and rehabilitation of units before serious deterioration occurs has proven to be time and cost effective. Programs C.3. Mobile Home Park Rent Mediation and C.4. Protection of Mobile Home Park and Apartment Tenants provide procedural responses to mobile home rent increases and mobile home park and apartment conversions. As land values increase in Riverside County, pressure will mount to convert existing uses to those uses which will provide a higher financial return. Programs such as A.11. Conservation of Federally Assisted Projects, B.6. Housing Cooperatives and E.4. Condominium Conversions have as a goal ownership of units in the form most conducive to affordability for existing tenants.

State law mandates that the Housing Element address conservation of communities, an increasingly volatile issue in Riverside County. These issues involve community character and design, land use design, and quality of life issues. Programs A.9. Community Conservation Through Community Plan Process, A.10. Community Conservation Through Development Review Process, B.17. Density Provisions for Efficient Growth, and E.2. Job/Housing Balance address these issues.

To the extent that Housing Element Programs are dependent on funding from the state and federal governments, success or failure of these programs is pivoted on the political climate and priorities at those levels of government and is out of the hands of local government. Obviously it is incumbent upon local agencies to apply for funding that is available. In this respect, local response has been very credible. The Housing Authority, Department of Economic and Community Development, Department of Community Action, and Office on Aging have applied for and utilized available funding. But federal funding for housing has declined 80% since 1980. Although recent initiatives passed by the voters will provide future funding for special needs groups and low-income housing, state support for housing has declined as well. As a result, the Housing Element Programs dependent on funding have not achieved the objectives as projected. These programs include the following: A.1. State and Federal Funding for Housing Rehabilitation, A.6. Community Development Block Grant (CDBG) Funding for Community Facilities, A.7. Community Development Block Grant (CDBG) Funding for Housing and Economic Development, B.1. Funding for Low-Cost Housing Production and Subsidization, B.2. Tax-Exempt Revenue Bonds, B.15. Funding for Home Energy Cost Reductions.

In an effort to effect more local control in the area of program funding, programs which will generate local funds for low- and moderate-income housing have been proposed: B.3. Redevelopment Funds and B.22. Housing Trust Fund (new program). Twenty percent of redevelopment tax increment is required to be spent on low- and moderate-income housing. The Redevelopment Agency is presently considering housing policies which will direct the use of these funds. A property transfer tax is a measure which has recently been under consideration by a number of jurisdictions nation-wide. It can be a tool to tap into the large increase in equity resulting from the rapid increase in land values which subsequently prove to be a barrier for lower income housing.

Another category of Housing Element programs are those which affect local regulation of land use and are incorporated into the county ordinances and the Comprehensive General Plan. Many of these programs implement state law through local ordinances. Several reflect efforts at County government level to remove constraints and conserve or expand affordable housing. These programs vary in their effectiveness. Programs B.7. Density and Design Incentives (R-6) and B.10. Incentives for Multi-Family Rental Housing Development had as their intent implementation of state law requiring density bonuses for provision of housing affordable to low and moderate income households. Program B.7., which had as its basis the R-6 zone, had a window of effectiveness in the early 1980's when some 6500 units were approved in tract applications. More recently this zone has had few applications. Program B.10. was not implemented as envisioned and is being carried forward with proposed modifications. Programs B.12. Mobile Homes in Single Family Zones and B.13. Second Units in Single Family Zones were also local implementation enactments of state law which would expand the range of housing opportunity. Both of these programs were successful, although not as utilized as had been projected.

Several programs are aimed at addressing housing problems of special needs groups, identified in state housing law, such as farmworkers, handicapped, minorities, the homeless, and elderly. These programs are C.5. County Coordination on Farm Worker Housing Issues, C.6. Review of County Regulations on Farm Worker Housing, C.7. Fair Housing Program, C.8. Residential Accessibility, C.9. Shared Housing, and C.10. Emergency Shelter Assistance.

Achievement of adequate, affordable housing will require effective implementation of the programs incorporated within the Housing Element. It will require cooperation by all sectors involved in the production of housing. Most critically, it will require that affordable housing become a priority issue in the planning process.

SUMMARY OF POPULATION AND HOUSING CHARACTERISTICS

RIVERSIDE COUNTY

7,310 Square Miles
20 Incorporated Cities

STATISTICAL DIVISIONS

4 Subregions
12 Regional Statistical Areas
112 Census Tracts (Countywide)

POPULATION CHARACTERISTICS (UNINCORPORATED COUNTY)

<u>1980 Federal Census</u>	<u>1980</u>	<u>Percent of Population</u>
Population	276,690	--
Minority Population		
Black	12,064	4.4
Hispanic	45,308	16.4
Other	7,213	2.6
Age		
Median	36.1	--
Under 19	85,379	30.9
Over 65	45,003	16.3

POPULATION ESTIMATE - JUNE 30, 1988

Based on Planning Department Building Activity Report (BPAR)

Population	- June 30, 1988	- 328,276
Growth 1980	- June 30, 1988	- 51,586
Percent Growth	- June 30, 1988	- 18.6%

HOUSEHOLD ESTIMATE - JUNE 30,1988

Based on Planning Department BPAR

Households June 30,1988	119,744
Increase in Households 1980-1988	19,341
Percent Increase in Households 1980-1988	19.3%
Average Household Size	2.74

HOUSEHOLD CHARACTERISTICS (UNINCORPORATED COUNTY)

1980 Federal Census and 1988 Planning Department Estimate

	<u>1980</u>	<u>1988</u>	<u>Growth</u>	<u>% Growth</u>
Total	100,403	119,744	19,341	19.3
Handicapped*	25,206	30,112	4,906	19.5
Elderly	27,511	34,396	6,885	25.0
Female Head of Household	4,352	--	--	--
Farmworkers	5,638	5,880	--	--
Homeless	--	3,000	--	--
Average Household Size	2.76 Persons	2.74 Persons		

* Based on 1978 Special Census

MEDIAN HOUSEHOLD INCOME

Based on HUD Income Limits

<u>1980</u>	<u>1988</u>	<u>Difference</u>
\$16,037	\$30,300	89%

HOUSEHOLDS BY INCOME CATEGORY

Based on 1980 Census and 1988 State Department of Finance (DOF)

	<u>1980</u>	<u>1988</u>
Number of Low Income Households	22,503	26,214
Number of Moderate Income Households	18,808	21,975
Number of Medium Income Households	19,840	22,249
Number of Upper Income Households	39,008	43,752

LOWER INCOME HOUSEHOLDS OVERPAYING FOR SHELTER-1988

Based on Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA)

	<u>LOW</u>	<u>MODERATE</u>
Total	8,897	6,667
Owners	3,544	2,714
Renters	5,353	3,951

HOUSING CHARACTERISTICS (UNINCORPORATED COUNTY)

Based on 1980 Federal Census, 1-1-88 DOF and 1988 Planning Department Estimate

	<u>1980</u>	<u>1988</u>
Dwelling Units	120,731	140,410
Housing Mix		
Single Family	79,267	87,076
Multi-family	13,115	15,251
Mobile homes	28,349	38,083
Vacancy Rate		
Available	6.2%	5.3%
Seasonal	13.0%	13.4%

Housing Condition (Occupied Housing)

	<u>1980</u>	<u>1988</u>
Unsound Units	4,814	5,532
Need Replacement	1,695	1,947
Need Repair	3,119	3,585
Overcrowded	5,765	6,906

DWELLING UNITS ESTIMATE - JUNE 30,1988

Based on Planning Department BPAR

Dwelling Units - June 30, 1988	-	144,734
Increase in Dwelling Units 1980 - June 1988	-	3,117
Percent Increase in Dwelling Units 1980 - June 1988	-	9%
Average Population per Dwelling Unit	-	2.27

HOUSING MARKET (COUNTYWIDE)

Second Quarter 1980, Third Quarter 1983 and First Quarter 1989

	<u>1980</u>	<u>1983</u>	<u>1989</u>	<u>Increase</u>
Housing Cost (Median)	\$73,582	\$80,100	\$123,632*	\$50,050
Monthly Payment (Maximum)	\$715	\$778	\$972	\$257
Income Required Towards Housing				
25%	\$34,314	\$37,346	\$46,656	\$12,342
30%	\$28,370	\$31,122	\$38,841	\$10,246

*Median price was not available at the time this summary was prepared, therefore the average price was used.

PROJECTED HOUSING CHARACTERISTICS AND NEEDS

Based on SCAG GMP and RHNA

	<u>1994</u>	<u>% Increase</u> <u>1980 - 1994</u>
Projected Total Households	152,506	51.9
Low Income	34,330	52.6
Moderate Income	28,370	50.8
Medium Income	29,997	51.2
Upper Income	59,810	53.3
Projected Total Dwelling Units	180,253	49.3
Projected Unsound Dwelling Units	7,175	49.0
Projected New Dwelling Units (January 1988 - June 1994)	39,843	
Low Income Housing	7,570	
Moderate Income Housing	9,044	
Medium Income Housing	7,371	
Upper Income Housing	15,858	

SUMMARY OF HOUSING GOALS, POLICIES AND PROGRAMS

Housing - Goals

1. Conservation and improvement of Riverside County's existing housing stock.
2. Preservation and enhancement of the County's urban and rural communities.
3. Adequate housing for residents of all income groups, including sufficient housing affordable to low- and moderate-income households.
4. Sufficient housing to meet the housing needs of special needs groups.
5. Adequate opportunities for housing for all persons regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.
6. Sufficient, suitable residential sites and housing supply to meet projected future housing needs.
7. A selection of housing that is decent, safe, sound, in close proximity to jobs and daily activities, and which varies by location, type, design and price.

Conservation of Housing and Communities - Policies

1. Assist County communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.
2. Provide assistance to improve community surroundings and infrastructure in residential areas.
3. Encourage and facilitate housing and economic development and revitalization in County communities.
4. Promote the conservation of existing communities and community housing goals through the preparation of community plans and the development review process.

Conservation of Housing and Communities - Programs

A.1. Program - State and Federal Funding for Housing Rehabilitation Continuing Program

Pursue all available Federal and State funding for housing conservation.

A.2. Program - County Redevelopment Agency
Continuing Program

The Redevelopment Agency will help eliminate conditions of blight, expand housing opportunities for low- and moderate-income households, and expand employment opportunities.

A.3. Program - Local Implementation Mechanisms for Housing Rehabilitation
Continuing Program

Consider local funding options for housing conservation.

A.4. Program - Health and Safety Code Enforcement
Continuing Program

Administer a Health and Safety Code Enforcement program to eliminate substandard conditions in residential units and continue inspections of labor camps and mobile home parks.

A.5. Program - Licensing and Inspections for Multiple Dwellings
Continuing Program

Consider the feasibility of implementing a revenue-generated inspection and licensing program for multiple dwellings.

A.6. Program - Community Development Block Grant (CDBG) Funding for Community Facilities
Continuing Program

Provide funds and subsidies for provision and improvement of services and facilities.

A.7. Program - Community Development Block Grant (CDBG) Funding for Housing and Economic Development
Continuing Program

Provide financial assistance for housing and economic development projects to facilitate and promote community improvement and revitalization.

A.8. Program - Locational Guidelines for Low- and Moderate-Income Housing
Revised Program

Review existing guidelines and revise, as needed, for locating low- and moderate-income housing including subsidized housing, public housing, and lower cost housing.

A.9. Program - Community Conservation Through Community Policies Element
Revised Program

This program will develop new concepts for community design, integrating various uses while reorienting residents' focus to neighborhood interaction.

A.10. Program - Community Conservation Through Development Review Process
Revised Program

Review of development proposals to ensure consistency and compatibility with the existing community and to avoid costly "leap frog" development.

A.11. Program - Conservation of Federally Assisted Projects
New Program

Develop sources for funding to purchase federally assisted projects that are eligible to convert to market rate.

Affordable Housing - Policies

1. Use Federal, State and local funding to provide and subsidize low-cost housing.
2. Utilize public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.
3. Examine County standards, ordinances and permit processing procedures to determine if changes can be made to expand housing opportunities and reduce the costs of housing development to County residents.
4. Provide incentives to developers to build a range of housing that is affordable to County residents, including low- and moderate-income households.
5. Encourage alternative housing ownership opportunities for County residents.
6. Encourage energy conservation in existing homes and new housing developments, and utilize Federal, State, utility and foundation funds to retrofit existing housing and plan new housing for energy efficiency.
7. Plan residential growth in an orderly manner to make the best and most efficient use of existing and future infrastructure.

Affordable Housing - Programs

B.1. Program - Funding for Low-Cost Housing Production and Subsidization Continuing Program

Use, to the greatest extent possible, all funding available for the production and subsidization of low- and moderate-income housing.

B.2. Program - Tax-Exempt Revenue Bonds Continuing Program

Continued support and expansion of the judicious use of tax exempt revenue bonds for the financing of construction and mortgages for affordable housing and rental units.

B.3. Program - Redevelopment Funds Continuing Program

At least 20 percent of tax increments in Redevelopment Areas will be allocated toward increasing and improving the supply of housing for low- and moderate-income households.

B.4. Program - Regional Corporate Fund for Housing Continuing Program

Seek funding through the Corporate Fund for housing for financial assistance to low- and moderate-income households.

B.5. Program - Nonprofit Housing Development Corporation Continuing Program

Creation of a nonprofit Housing Development Corporation could help increase supply of affordable housing for low- and moderate-income households, underwrite construction and mortgage financing, and reduce cost of housing production.

B.6. Program - Housing Cooperatives Revised Program

Provide assistance to tenant groups that are interested in converting to cooperatives.

B.7. Program - Density and Design Incentives for Lower Cost Housing Development
Revised Program

Encourage and facilitate the voluntary development of a variety of lower cost housing through the establishment of incentives such as greater densities, flexible design standards, and priority processing.

B.8. Program - Priority Processing for Low-Cost Housing Projects
Continuing Program

Provide priority processing of permits as an incentive to affordable housing projects which implement Housing Element programs.

B.9. Program - Review of County Ordinances and Procedures
Continuing Program

Review existing ordinances and procedures on an on-going basis in a continuing effort to determine methods for reducing housing costs.

B.10. Program - Incentives for Multi-Family Rental Housing Development
Revised Program

Amend existing residential zoning provisions to provide density bonuses or other incentives to developers of multi-family rental housing.

B.11. Program - Category V/Specific Plan Affordable Housing Provision
Revised Program

Establish guidelines to aid developers in the provision of affordable housing based on income levels generated by land use.

B.12. Program - Mobilehomes in Single Family Zones
Continuing Program

Permit the location of mobilehomes in all residential zones.

B.13. Program - Second Units in Single Family Zones
Continuing Program

Provide affordable housing for special needs groups through the second unit permit process.

B.14. Program - Flexible Parking Standards for Multi-Family Housing
Continuing Program

Reduced parking requirements for multi-family housing in order to reduce costs of construction.

B.15. Program - Funding For Home Energy Cost Reductions
Continuing Program

Seek all federal, state, private and utility funding to develop home energy conservation programs.

B.16. Program - Building and Design Standards for Residential Energy Conservation
Continuing Program

Reduced energy costs through conservation of energy resources and utilization of alternative energy resources.

B.17. Program - Density Provisions for Efficient Growth
Revised Program

Provide direction for new development to occur in an orderly and cost efficient manner.

B.18. Program - Review of Countywide Development Mitigation Fee
New Program

Conduct an annual review to monitor the effectiveness of this program.

B.19. Program - Mortgage Credit Certificate Program
New Program

Provide assistance to qualified first-time homebuyers by means of a tax credit.

B.20. Program - Fair Share Affordable Housing
New Program

Develop an equitable affordable housing program, featuring participation by a broad base of the development community.

B.21. Program - Public Service Opportunity
New Program

Provide for the opportunity for county employees to receive "matching hours" when volunteering for nonprofit housing projects for low- and moderate-income housing.

B.22. Program - Housing Trust Fund
New Program

Provide funding for low- and moderate-income housing through the establishment of a housing trust fund.

Housing Opportunity - Policies

1. Promote equal housing opportunity.
2. Promote adequate opportunities for decent, safe and sound housing for the elderly, disabled and handicapped, minorities, farm laborers, single parent households, and the student and military populations.
3. Promote accessibility for the disabled and handicapped in residential developments.

Housing Opportunity - Programs

C.1. Program - Funding for Special Needs Housing
Continuing Program

Seek and utilize all available funding programs in an effort to accommodate the housing needs unique to special needs groups.

C.2. Program - Housing Referral Service
Continuing Program

Provide housing information referral services for low- and moderate-income households.

C.3. Program - Mobile Home Park Rent Mediation
Continuing Program

Provide mediation services for residents of mobile home parks.

C.4. Program - Protection of Mobile Home Park and Apartment Tenants
Continuing Program

Provide advance notification to tenants prior to the conversion of a mobilehome park or apartment to other uses.

C.5. Program - County Coordination on Farmworker Housing Issues
Continuing Program

Departments and agencies will work together on an on-going basis to identify farmworker housing problems and development of solutions.

C.6. Program - Review of County Regulations on Farmworker Housing
Continuing Program

Review of ordinance and regulations to ensure an adequate supply of housing for farmworkers.

C.7. Program - Fair Housing Program
Continuing Program

Promote the reduction and prevention of housing related discrimination and other impediments to equal housing opportunity.

C.8. Program - Residential Accessibility
Continuing Program

Ensure that residential units are accessible to handicapped persons.

C.9. Program - Shared Housing
Continuing Program

Facilitate shared housing opportunities for senior citizens and others.

C.10. Program - Emergency Shelter Assistance
Revised Program

Facilitate coordination between the county, cities and community groups to implement emergency shelter and assistance programs.

C.11. Program - County Designated Housing Coordinator
New Program

Create lead agency to deal with County housing programs.

Provision of Housing Sites - Policies

1. Identify areas of the County with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.
2. Establish a system to maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.

Provision of Housing Sites - Programs

D.1. Program - Housing Lands Inventory/ Geographic Information System (GIS)
Revised Program

Maintain an inventory of housing lands, through the development of the GIS and in conjunction with the Comprehensive General Plan Mapping System and Development Monitoring System.

D.2. Program - Inventory of Residential Sites in Urban and Rural Areas
Deleted Program

Maintain an inventory of residential sites within the urban and rural areas of the County.

D.3. Program - Inventory of Buildable Residential Sites in Specific Plan Areas
Continuing Program

Maintain an inventory of residential sites within approved specific plans.

D.4. Program - Inventory of Potential Residential Sites on County-Owned Lands
Continuing Program

Maintain an inventory of County-owned lands with a potential for low- and moderate-income housing.

D.5. Program - Inventory of Potential Redevelopment Areas
Continuing Program

Maintain an inventory of potential sites for low- and moderate- income households.

Housing Supply - Policies

1. Plan and provide for a variety of housing that meets identified housing needs and satisfies the varied price, type and location preferences of County residents.
2. Continue interaction and cooperation with Federal and State agencies that assist the County in the provision of housing and implementation of housing programs.
3. Assist and cooperate with regional and local agencies and groups to facilitate the attainment of mutual housing goals.
4. Monitor and review the effectiveness of Housing Element programs in addressing housing problems.

Housing Supply - Programs

E.1. Program - Use of General Plan Standards to Facilitate Varied Housing
Continuing Program

An annual assessment of general plan standards to determine their effectiveness in providing a variety of housing types and mixes.

E.2. Program - Jobs/Housing Balance
Revised Program

Encourage and promote balanced development on a countywide and regional basis.

E.3. Program - Residential Design Flexibility
Revised Program

Use the land use ordinance and development review process to promote design flexibility in residential developments.

E.4. Program - Condominium Conversions
Continuing Program

Assess the impact of condominium conversions and consider the adoption of an ordinance which would establish uniform standards.

E.5. Program - Housing Technical Advisory Committee (HTAC)
Revised Program

The HTAC will be utilized as the recognized forum for the coordination and implementation of the housing programs adopted through the Housing Element.

E.6. Program - Coordination With State and Federal Agencies
Continuing Program

Continue to work with State and Federal agencies that assist in providing housing funds and programs.

E.7. Program - Coordination with Local Governments and Organizations
Continuing Program

Continue to work with local governments, neighboring counties, community groups and regional councils of government in coordinating local and regional housing programs and in reaching common housing goals.

E.8. Program - Annual Housing Status Reports
Continuing Program

An Annual Housing Status Report shall be prepared to report on the state of housing within the County.

SUMMARY MATRIX OF DEPARTMENTS AND AGENCIES
INVOLVED WITH EACH PROGRAM

PROGRAM	HOUSING AUTHORITY	COMMUNITY ACTION	ECONOMIC DEVELOPMENT AGENCY	ENVIRON- MENTAL HEALTH	OFFICE OF AGING	REDEVELOP- MENT AGENCY	BUILDING AND SAFETY	ADMINI- STRATIVE OFFICE	PLANNING	MINOR INVOLVE- MENT
Conservation of Housing & Communities										
A.1	X		X		X					
A.2			X			X			X	
A.3	X		X	X			X			
A.4	X			X			X			
A.5				X			X			
A.6			X							
A.7			X							
A.8	X	X	X			X			X	
A.9									X	
A.10									X	
A.11	X									
Affordable Housing										
B.1	X		X			X				
B.2			X							
B.3	X					X				Auditor Controller
B.4	X	X	X	X			X	X	X	
B.5	X	X	X			X		X	X	
B.6	X		X			X			X	County Counsel
B.7							X		X	
B.8	X		X			X			X	

SUMMARY MATRIX OF DEPARTMENTS AND AGENCIES
INVOLVED WITH EACH PROGRAM

PROGRAM	HOUSING AUTHORITY	COMMUNITY ACTION	ECONOMIC DEVELOPMENT AGENCY	ENVIRON- MENTAL HEALTH	OFFICE OF AGING	REDEVELOP- MENT AGENCY	BUILDING AND SAFETY	ADMINI- STRATIVE OFFICE	PLANNING	MINOR INVOLVE- MENT
Affordable Housing										
B.9				X			X		X	Fire, Flood & Road
B.10	X		X						X	
B.11	X		X						X	
B.12										County Counsel
B.13									X	
B.15		X								
B.16							X		X	Fire, Flood & Road Building Services
B.17				X			X	X	X	
B.18								X	X	
B.19			X							Assessors Office, Auditor- Controller
B.20	X								X	
B.21	X	X						X	X	
B.22	X							X	X	
Housing Opportunity										
C.1	X		X							
C.2	X	X	X		X					
C.3								X		
C.4									X	
C.5	X	X	X	X			X		X	

SUMMARY MATRIX OF DEPARTMENTS AND AGENCIES
INVOLVED WITH EACH PROGRAM

PROGRAM	HOUSING AUTHORITY	COMMUNITY ACTION	ECONOMIC DEVELOPMENT AGENCY	ENVIRON- MENTAL HEALTH	OFFICE OF AGING	REDEVELOP- MENT AGENCY	BUILDING AND SAFETY	ADMINI- STRATIVE OFFICE	PLANNING	MINOR INVOLVE- MENT
Housing Opportunity										
C.6				X			X		X	
C.7	X	X	X						X	
C.8	X						X		X	
C.9					X					
C.10	X	X	X		X				X	DPSS
C.11	X	X	X	X	X		X	X	X	
Provision of Housing										
D.1							X	X	X	Assessor's Office, Data Processing Department
D.3									X	
D.4									X	Building Services
D.5						X			X	
Housing Supply										
E.1									X	
E.2			X						X	
E.3									X	
E.4									X	
E.5	X	X	X	X	X	X	X	X	X	
E.6	X	X	X		X			X	X	
E.7	X	X	X		X		X	X	X	
E.8	X	X	X	X	X	X	X	X	X	

III. Housing Goals, Policies and Programs

III. HOUSING GOALS, POLICIES AND PROGRAMS

[Element V of County Comprehensive General Plan]

HOUSING - GOALS

1. Conservation and improvement of Riverside County's existing housing stock.
2. Preservation and enhancement of Riverside County's urban and rural communities.
3. Adequate affordable housing for residents of all income groups, including sufficient housing affordable to low- and moderate-income households.
4. Sufficient housing to meet the housing needs of special needs groups.
5. Adequate opportunities for housing for all persons regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.
6. Sufficient, suitable residential sites and housing supply to meet projected future housing needs.
7. A selection of housing that is decent, safe, sound, in close proximity to jobs and daily activities, and which varies by location, type, design and price.

A. CONSERVATION OF HOUSING AND COMMUNITIES

CONSERVATION OF HOUSING AND COMMUNITIES - ISSUES

As of 1988, approximately 15 percent of the county's housing stock was 30 years or older. As the county's housing ages, maintenance and repair become more critical. If homes fall into disrepair, residents may be subject to unsafe and/or unhealthful living conditions. If maintenance is ignored long enough, housing may become uninhabitable, reducing the total number of units available within the county.

It has been estimated in the 1980 Census that about 4.8% of the unincorporated county's occupied dwelling units (4,814) were unsound. A unit is considered unsound if it lacks one or more of the following:

1. Electrical Service
2. Plumbing Facilities
3. Heating, Cooling and Insulation
4. Kitchen or Bathroom Facilities
5. Maintenance (i.e. leaky, roof, broken windows, etc.)
6. Adequate Sewerage

The county has many residences of considerable age that have been well maintained over the years. (Age does not necessarily mean that housing is unsound). However, some older homes may fall into disrepair through neglect or financial constraints of the owner. Minor repair problems tend to accumulate over time resulting in the need for extensive renovation. The county has a significant number of homes that are becoming unsound. Based on data from the 1980 Census, the median age of the county's rental housing is 16 years and 6 months. The median age of the county's owner occupied housing is somewhat lower at 9 years and 11 months. The overall age of the county's housing is 10 years and 9 months.

Home maintenance may become a particular problem under the following conditions:

1. When the dwelling is above the median county age
2. When the dwelling is originally of substandard construction
3. When the dwelling is a mobile home
4. When the dwelling is a rental unit
5. When the dwelling is occupied by elderly persons
6. When the owner/occupant is of low- or moderate-income

Homes, particularly cabins in resort areas, that are of original substandard construction sometimes have compounded repair problems if the original building inadequacies were never corrected.

Mobile homes, because of different materials and construction technology, have in the past not been as durable as traditional stick build homes. Repairs maybe more difficult for the same reasons. Census data for 1980 shows 23.5% of the county's housing stock, or 28,349 units, are mobile homes.

Since June 1976, manufactured homes have technically replaced mobile homes. Manufactured homes built since that time must comply with HUD codes on home design and construction, fire resistance and energy efficiency, to list a few of the regulations. Manufactured homes are the only form of housing that are constructed to comply with a national building code.

As of 1980, there were 25,037 units in the unincorporated county that were occupied by, renters. Renters have special difficulties in maintaining their dwellings. For one, landlords may not compensate renters for maintenance costs. Renters may not be inclined to donate labor and materials to home maintenance since they do not own the home. Landlords may not be inclined to maintain their rental properties if they are able to keep their units rented at the desired amount without investing money in maintenance. An additional maintenance consideration in Riverside County is that rental units have a higher median age (16 years 6 months) than do owner occupied housing. As older homes tend to have more maintenance problems when compared with newer homes, renters generally suffer with the inconveniences and hazards of unsound housing to a greater degree than home owner/occupants.

Home maintenance may present particular difficulties for the elderly. Those that own their own home may still have financial restrictions that do not allow them to hire repair people to do maintenance work. Advanced age may leave them with physical limitations that prevent them from doing repairs themselves. In some cases the homes themselves are older ones with accumulated repair problems.

Other groups that find home maintenance financially burdensome are low- and moderate-income home owners. With home mortgage payments barely affordable, repairs may not be accomplished, and the maintenance of the home may be neglected. In the unincorporated county about 10,800 low income households have an affordability problem, as do some 6,000 households in the moderate income group and 5,600 in the medium income group. This information is from the 1980 Census.

Identification of home-maintenance needs by the county can bring about positive change since a number of federal, state and county programs provide funding for rehabilitation and maintenance of low income rental units and owner occupied units.

If the percentage of sound/unsound housing remains the same as 1980, there will be 7,175 unsound units in the unincorporated county in 1994. In the California Statewide Housing Plan, Phase II the 1987 estimate for the entire county was 38,200 units, or 10 percent, in need of rehabilitation or replacement. If the 10 percent figure is used for 1988, the unincorporated share would be 12,571. Units in need of rehabilitation or replacement in 1994, using the 10 percent figure, would be projected at 18,025.

Conservation of Communities

Riverside County in its geographic diversity has a number of distinct communities that reflect the interests and lifestyles of their residents. These communities are known for their unique surroundings and character, including topographic features, vegetation, building age, architectural style, and urban or rural nature of the community itself. Rapid development in Riverside County can threaten these unique communities if measures are not taken to protect them. It is important to guide future growth and development in a logical manner, to utilize public facilities and infrastructure most efficiently, and to promote compatibility with existing development. There is also a need to maintain and improve community infrastructure.

The county is involved in an ongoing community planning process to establish community plans and policies for existing urban and rural communities throughout the unincorporated county. Residential communities can conserve and influence the development of their areas by collectively defining their community's values, goals and needs. Many county communities have established community policies within the Comprehensive General Plan's Land Use Element and Community Policies Element to guide new development. The county utilizes Federal funding programs to improve infrastructure and public facilities in existing county communities. The county is also becoming increasingly involved in efforts to promote economic development and revitalization of cities and county communities.

CONSERVATION OF HOUSING AND COMMUNITIES - POLICIES

1. Assist county communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.
2. Provide assistance to improve community surroundings and infrastructure in residential areas.
3. Encourage and facilitate housing and economic development and revitalization in county communities.
4. Promote the conservation of existing communities and community housing goals through the preparation of community plans and the development review process.

CONSERVATION OF HOUSING AND COMMUNITIES - PROGRAMS

A.1. Program - State and Federal Funding for Housing Rehabilitation

The county will pursue all available federal and state funding for housing rehabilitation and improvement programs to conserve the existing housing stock and to provide affordable housing. Specifically, the county will continue to apply for funding through the following sources:

- ° Housing and Urban Development (HUD) Section 8 Moderate Rehabilitation.
- ° HUD Section 8 Rental Housing Rehabilitation.
- ° Community Development Block Grant (CDBG) Programs
 - Home Improvement Program (HIP)
 - Senior Home Repair Program
 - Mobile Home Repair Program

(See Appendix D for more detailed descriptions of housing agencies and funding programs).

Programs administered by the County of Riverside Housing Authority are perceived as regional programs, and are administered on a countywide basis including both incorporated and unincorporated areas. Both countywide and incorporated area projections are shown below.

The objectives for the 1984 and 1989 Housing Elements were extrapolated from housing data from a variety of sources, including the Housing Assistance Plan (HAP, See Appendix H). The HAP reflects the projected number of households that will be assisted by federally funded programs in unincorporated areas and participating cities.

The programs listed below show the numbers projected for 1984-1989, the number achieved as of June 30, 1988 and the projections for 1989-1994. The June 30, 1988 figures account for only eighty percent of the goals established for 1984-1989. Most programs have suffered from decreases in funding and the original projections will not be met. The CDBG Senior Home Repair Program exceeded the 1984-1989 projections and is the only program to do so. Funding is not expected to increase in the near future, so a conservative outlook was used in making the 1989-1994 projections. It is recommended that this program be continued as long as funding is available to the County.

HUD Section 8 Moderate Rehabilitation Program

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	75	300	0	243	0	25
Handicapped	0	0	0	0	0	0
Small Family	37	150	0	0	0	75
Large Family	13	50	0	0	0	25
Total Households	125	500	0	243	0	125

HUD Section 8 Rental Housing Rehabilitation

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly/ Handicapped	9	40	0	11	0	11
Small Family	23	60	0	234	0	44
Large Family	15	150	0	7	0	7
Total Households	47	250	0	252	0	62

* Includes both incorporated and unincorporated.

HUD Section 312 Rehabilitation Loans

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	0	0	0	No projection due to lack of funding	
Handicapped	1	2	0	0		
Small Family	4	8	0	0		
Large Family	5	10	0	0		
Total Households	10	20	0	0		

CDBG Home Improvement Program

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	68	165	14	21	37	109
Handicapped	50	127	1	2	12	36
Small Family	62	158	14	32	185	496
Large Family	70	175	6	17	37	109
Total Households	250	625	35	72	271	750**

* Includes both incorporated and unincorporated County areas.

** Based on projection of 25 projects per person times five years.

CDBG Senior Home Repair Program

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	3,025	7,960	11,124	8,935	8,935	109
Handicapped	1,008	2,653	70	957	957	36
Small Family	0	0	0	0	0	496
Large Family	0	0	0	0	0	109
Total Households	4,033	10,613	11,194	13,550	9,892	29,089

CDBG Mobile Home Repair Program

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	117	387	11	13	9	25
Handicapped	3	6	2	2	9	25
Small Family	3	7	1	1	5	15
Large Family	30	100	0	0	17	50
Total Households	153	500	14	16	40	115

* Includes both incorporated and unincorporated County areas.

Responsible Agencies: Housing Authority, Economic and Community Development and Office on Aging.

Financing: HUD and CDBG funds, Title III-B and Title V of the Older American Act, and other State and Federal funding which becomes available.

A.2. Program - Riverside County Redevelopment Agency

The establishment of a Riverside County Redevelopment Agency is presently under review and consideration by the Board of Supervisors. The agency would have a threefold purpose as follows:

- ° Eliminate conditions of blight which constitute physical, social and economic liabilities and which require development in the interest of the health, safety and general welfare of the residents of the affected communities;
- ° Expand the supply of low- and moderate-income housing; and
- ° Expand employment opportunities for the unemployed.

Upon establishment, the Riverside County Redevelopment Agency would identify areas in the unincorporated portion of the county with redevelopment potential (as per Housing Sites Program D.5: Housing Lands Inventory-Redevelopment Areas).

Pursuant to the Community Redevelopment Law, at least 20 percent of tax increments will be allocated towards increasing and improving the supply of housing for low- and moderate-income households (as per Affordable Housing Program B.3: Redevelopment Funds).

Objective 1984: Within one year after creation of a Riverside County Redevelopment Agency, the Agency will identify areas with redevelopment potential and establish specific objectives.

The Riverside County Redevelopment Agency was established by the Board of Supervisors on September 16, 1985 by Resolution No. RDA 85-1. The provisions of the resolution established the Board of Supervisors as agency members of the Redevelopment Agency with the Chairman and Vice Chairman of the Board of Supervisors serving as same for the Redevelopment Agency. The County Administrative Officer serves as the agency's executive director, and has as support staff a managing director. The agency has a coordinating committee which includes department representatives from the Planning Department, County Counsel, Administrative Office, Housing Authority, and Economic Development Agency, Building and Safety, Auditor-Controller, and Assessor.

The mission of this agency is to function in the interest of the residents of the County to protect their health, safety and general welfare through the elimination of conditions of blight, broadening of employment opportunities for the unemployed, and an expansion of the supply of low- and moderate-income housing. The Redevelopment Agency has established 27 project areas throughout the five supervisorial districts of the County. In addition, four redevelopment plans are being developed, with scheduled adoption before the Board of Supervisors by December 1989.

Pursuant to Community Redevelopment Law, at least 20 percent of tax increments will be allocated towards increasing and improving the supply of housing for low- and moderate-income households.

Each of the adopted redevelopment plans has established a list of improvements both public and private for each community. Eminent Domain has been approved in four of the communities; owner occupied residences are exempted. See Appendix F for a list of project areas.

Objective 1989: The Agency will continue to identify areas with redevelopment potential and establish specific objectives for the redevelopment of each project area.

Responsible Agencies: Redevelopment Agency, Economic Development Agency, and Planning Department.

Financing: Department budgets.

A.3. Program - Local Implementation Mechanisms for Housing Rehabilitation

The county will continue to coordinate and effect the implementation of housing rehabilitation efforts. Administrative linkages between the activities of various departments, including health code enforcement and administering of rehabilitation assistance financing will be reviewed on an ongoing basis. The following should be considered in the review:

- ° Identification of mechanisms to effectively coordinate and implement County health and safety code enforcement and rehabilitation efforts.
- ° Methods to educate property owners and tenants on their rights and responsibilities concerning substandard housing, and on available sources of funding and assistance for rehabilitation.
- ° Identification of incentives or other methods to promote the consideration and use of available rehabilitation financing by property owners with substandard or hazardous housing.
- ° Consideration of fair housing criteria or other involvement of the fair housing program (Program C.7) in code enforcement problems and rehabilitation efforts.
- ° Identification of potential local funding sources for rehabilitation assistance which might be used in addition to, or in conjunction with, available State and Federal sources.

Objective 1984: Identification of program linkages among appropriate departments for the implementation of a unified neighborhood rehabilitation program and the identification and inclusion of additional funding sources as is appropriate. The study should be submitted to

the Board of Supervisors within Fiscal Year 1985-1986. The Annual Housing Status Report will evaluate the status of the program and establish specific objectives.

Although an actual study was never undertaken, the program objectives are being met on an ongoing basis. Better working relationships have been developed between departments (see Program E.5). The Environmental Court Program has been established resulting in more efficient and effective enforcement of state and local codes. Public outreach is accomplished with bilingual brochures and advertising on topics ranging from tenants' rights and responsibilities to funding available for home rehabilitation and repair. Annual community meetings for Community Development Block Grant Funding are conducted and information for housing rehabilitation is disseminated.

Under the direction of the Board of Supervisors, a permanent Substandard Housing Task Force will be formed consisting of department heads of the responsible agencies, or their representatives. The Permanent Substandard Housing Task Force shall be responsible for coordinating all community resources (legal, social, economic, etc.) to respond to complex situations involving substandard housing, economic deprivation, social welfare and fair housing issues. The task force would also respond to localized natural or accidental disasters.

The primary focus of the task force is two-fold:

- To cooperate and support the efforts of the Building and Safety Department in implementing code enforcement with the assistance of County Counsel; and
- To identify resources and coordinate responses in rehabilitating the building and/or relocating the individuals to safe, decent and sanitary housing.

Objectives 1989: Identification of program linkages among appropriate departments for the implementation of a unified neighborhood rehabilitation program and the identification and inclusion of additional funding sources as is appropriate.

Responsible Agencies: Economic Development Agency, Housing Authority, Department of Building and Safety, Environmental Health Services Division of the Health Department, Community Action, Fair Housing, Office of Emergency Services, Department of Public Social Services, County Counsel.

Financing: Department budgets, indirectly from permit fees.

A.4. Program - Health and Safety Code Enforcement

The county will continue to administer a Health and Safety Code Enforcement Program pursuant to County Ordinances Nos. 650 and 657 and any amendments thereafter. The program will eliminate substandard conditions in dwelling units which maybe abated by

repair, rehabilitation, demolition or removal. Units requiring permits, inspections and follow-up procedures for the abatement of Health and Safety Code violations are identified as follows:

- Complaint referrals from the public regarding unsafe or unhealthy conditions in a dwelling unit or
- Complaint referrals from state and local agencies.

Violations which are life-threatening in nature are given first priority.

In conjunction with the Code Enforcement Program, the county will continue to administer inspection and licensing programs for mobile home parks, recreational parks, employee housing and farm labor camps.

Objectives 1984: Provide necessary staffing levels to respond to all direct and referred complaints in a timely fashion. Continue to give first priority to conditions which create an immediate threat to health and safety.

The objectives of the 1984 Housing Element have been accomplished. The Environmental Court Program, with supporting District Attorney personnel, has made code enforcement more effective and efficient. Inspectors have obtained citation power to enforce sewage and solid waste disposal violations. Inspections of mobile home parks, organized camps, employee housing and detention facilities were conducted as staffing allowed.

The Fair Housing Program of the Housing Authority works with the Department of Building and Safety, and Environmental Health with regard to code violations and related fair housing issues. They will coordinate efforts in the development and implementation of the proposed County ordinance to address the area of illegal conversion.

Based on historical data, the estimated number of complaints and referrals to be responded to over the next five-year period is approximately 16,685. Routine initial inspections of mobile home parks, organized camps, employee housing and detention facilities should be approximately 1,570, with 800 revisits and 150 complaint inspections.

Objectives 1989: Provide necessary, staffing levels to respond to all direct and referred complaints in a timely, fashion. Continue to give first priority to conditions which create an immediate threat to health and safety.

Responsible Agencies: Department of Building and Safety, Environmental Health Services Division and Housing Authority.

Financing: Department budgets.

A.5. Program - Licensing, and Inspection for Multiple Dwellings

The Department of Building and Safety and the Environmental Health Services Division shall undertake a feasibility study to consider the need to implement a Comprehensive Health and Safety Code Enforcement Program for multiple family dwellings. The proposed program would affect apartments (rental units), hotels, motels, and boarding homes. Program components to be studied include the following:

- ° Issuing licenses;
- ° Conducting periodic comprehensive inspections relative to sanitation, maintenance, ventilation, occupancy, use and structural integrity;
- ° Issuing notices and reports prescribing requirements and rendering advice and guidance on correcting hazardous housing conditions.

Objectives 1984: In fiscal year 1988-89 (or earlier, should the Board deem necessary), prepare and submit the feasibility study to determine the need for, and the ramifications of, implementing a revenue generated inspection and licensing program for multiple dwellings.

The 1984 objective was not met. Coordination of staff and time between the departments responsible resulted in delaying the feasibility study. It is anticipated that the study will be completed in FY 1989-90.

Objectives 1989: A feasibility study to determine the need for and the ramifications of implementing a revenue generating inspection and licensing program for multiple dwellings will be undertaken in FY 1989-90. In response to AB 1448, the Department of Building and Safety and the Environmental Health Services Division of the County Health Department will develop such a licensing program for commercial/industrial and multiple dwelling units as directed by the County Board of Supervisors. The program will enable the county to recoup costs from landlords for relocation of tenants, rehabilitation of units, and code enforcement costs.

Responsible Agencies: Department of Building and Safety and Environmental Health Services Division.

Financing: Department budgets.

A.6. Program - Community Development Block Grant (CDBG) Funding for Community Facilities

Continue to improve the quality of neighborhoods throughout the county through the use of Community Development Block Grant funds and subsidies to provide and improve services and facilities in the communities. The CDBG program is especially designed to assist low- and moderate-income families attain safe and decent housing units in viable

neighborhoods through the types of projects listed below. Activities available for funding are not limited to this list.

- Public facilities (community centers, senior centers, youth centers, child care facilities, handicapped training centers and libraries);
- Recreational facilities (parks, playgrounds, and swimming pools);
- Flood control facilities (storm drains and channels and studies), which are needed to prevent flooding and to protect housing in low- and moderate-income neighborhoods;
- Street improvements (paving, construction, reconstruction, sidewalks, curbs, gutters, and street lights) are needed in many areas as they assist with both routine and emergency circulation, provide safety to pedestrians, especially to school areas, and assist in the control of storm runoff;
- Water supply facilities (pipelines, storage tanks, well protection);
- Sewer system improvements (lines, hookups). Some communities badly need these improvements because they have no sewer systems or seriously inadequate ones, and thus cannot provide needed residential or industrial/commercial expansion;
- Fire protection (rescue equipment, apparatus storage, relocation and construction of facilities). Current fire protection facilities are not adequate to fully service the needs of the county;
- Utilities;
- Housing. The provision of housing assistance for low- and moderate-income persons throughout the County of Riverside.

Objectives 1984: Provide grant funding for approved project proposals that the citizens and government of the county deem necessary and purposeful for community preservation, enhancement and improvement over the next five years.

This program has been very successful. With the positive direction of the Board of Supervisors, the quality of low- and moderate-income communities throughout the County, have continued to improve. An extensive list of funded projects has been compiled in Appendix L (CDBG).

This program is federally funded and, as with many federal programs, has had a decrease in funding. If appropriations are maintained at the current level, funding would be approximately \$6 million annually over the time frame of the element. It is recommended this program be continued with the same objective as the 1984 Element.

Objectives 1989: Provide grant funding for approved project proposals that the citizens and government of the county deem necessary and purposeful for community preservation, enhancement and improvement over the next five years.

Responsible Agency: Economic Development Agency.

Financing: CDBG Funds.

A.7. Program - Community Development Block Grant (CDBG) Funding for Housing and Economic Development

The County will utilize the CDBG program to provide financial assistance for housing and economic development projects in an effort to facilitate and promote community improvement and revitalization. Specific programs include the following:

- **Housing Loan Program: Provides low-interest loans to assist private developers and public agencies in the development or rehabilitation of affordable housing.**
- **Economic Development Loan Program: Provides financial assistance to private entities through the provisions of low-interest loans for the construction or rehabilitation of commercial or industrial projects which will generate jobs.**
- **Commercial Revitalization: Provides low-interest loans to entrepreneurs for the rehabilitation of existing commercial structures in an effort to alleviate existing or potential blight.**
- **Historical Preservation: Provides low-interest loans to entrepreneurs for the restoration of historical buildings.**

Objective 1984: Continue to provide financial assistance for housing and economic development projects over the next five years as funding remains available.

The objective of this program is being met. Funds are available and loans continue to be made. The Economic Development Agency administers the funds and maintains a list of past and current projects.

The Economic and Community Development Loan Fund Program currently has \$1.2 million available. It is anticipated that funds will be replenished with additional Community Development Block Grant (CDBG) funds or through loan repayments.

Two of the programs in A.1, CDBG Home Improvement and CDBG Senior Home Repair, demonstrate how some of the CDBG funds have been used to assist county residents.

It is recommended that this program be continued with the same objective as the 1994 Element.

Objective 1989: Continue to provide financial assistance for housing and economic development projects over the next five years as funding remains available.

Responsible Agencies: Economic Development Agency.

Financing: CDBG Funds.

A.8. Program - Locational Guidelines for Low- and Moderate-Income Housing

In an effort to promote the conservation of existing communities and the efficient use of land available for residential development, the county shall review locational guidelines for new low- and moderate-income housing including subsidized housing, public housing and lower cost housing on an ongoing basis.

The intent of these guidelines would be to equitably disperse affordable housing projects throughout the county; minimize the impact of affordable housing developments upon any singular neighborhood or community; and augment housing opportunities in proximity to existing and easily extended public services and facilities.

Some of the criteria which will be considered for the location of low-cost and assisted housing are as follows:

- Definition of a distance factor between projects which considers the total number of dwelling units in existing and proposed affordable housing projects;
- Location of affordable housing developments within reasonable proximity to public facilities and services including shopping areas, public schools, park and recreational facilities, transportation networks and employment centers;
- Dispersion of affordable housing units which are part of a larger development throughout the project site;
- Requirement for project construction time frame.

Objectives 1984: The study will be initiated upon adoption of the Housing Element and the findings of the study will be presented to the Board of Supervisors in Fiscal Year 1985-1986.

Although the study was never conducted, locational guidelines have been developed for congregate care facilities and for residential incentive zones (R-6). This program was proposed in response to concerns that development of R-6 subdivisions was becoming concentrated. With the decline of R-6 development applications, the urgency for such a study diminished.

The Housing Authority has made numerous suggestions as to the placement or acquisition of low- and moderate-income housing. (See FY 1987/1988 Housing Status Report). It is recommended that this program be continued on an ongoing basis.

Objective 1989: Continue to review locational guidelines for low- and moderate-income housing on an ongoing basis.

Responsible Agencies: Planning Department, Redevelopment Agency, Economic Development Agency, Housing Authority, and Department of Community Action.

Financing: County department budgets.

A.9. Program - Community Conservation Through Community Policies Element

The Community Policies Element has as its objective the conservation of communities identity and values. Three programs, Development of Community Area Policies, Development of Sphere of Influence Policies, and Community Plans, comprise this process. Included within this element are seventeen community plan areas and four adopted community plans. Goals for conservation of existing communities will be balanced with the county's need to promote housing opportunities for all economic segments of the county. General plan policies direct growth to occur in a manner compatible with existing development; to attain the orderly and efficient use of land, public facilities and services; and to reflect community values, resources, concerns and aspirations.

In the utilization of these programs, the character of existing residential neighborhoods in the community should be identified and policies should reflect measures to preserve such neighborhoods. For example, areas of developed single family blocks should be designated for densities that preserve the single family nature of the area. Rural communities and their lifestyles should be preserved.

Additionally, while review of community policies or plans are in progress, the county will obtain resident viewpoints concerning housing needs and community values to allow for development of community policies that recognize community needs and preferences. Community opinion surveys, citizens advisory committees, *public meetings and/or other means of communications will be used to receive community opinions.

Objectives 1984: Establishment of policies to conserve existing communities through the development of community plans. The county expects to process ten community plans, between 1984-1989. Since the adoption of the Housing Element, four community plans have been adopted. The Jurupa Community Plan includes an equestrian sphere, while the Lake Mathews Community Plan preserves rural lifestyles and densities. The Eastern and Western Coachella Valley Community Plans provide for the more urban trends of the Coachella Valley. Four community plans are currently in process with two more scheduled to commence in FY 1989-90.

Proposed for inclusion in the Community Policies Element is a Neighborhood Oriented Community Design Standards Program. This program would develop new concepts for community design, integrating various uses while reorienting resident's focus to neighborhood interaction. These concepts include "pedestrian pockets," "traditional towns," "clustered communities," and "ecocities." These land use patterns would be incorporated into Community Plans and Community Policy through amendment of the plans or policies during periodic revision or assessment. This program should be prepared and submitted to the Board of Supervisors within FY 1990-1991.

Objectives 1989: Completion of a Neighborhood Oriented Community Design Standards Program to be submitted in FY 1990-1991.

Responsible Agency: Planning Department

Financing: Department Budget

A.10. Program - Community Conservation Through Development Reviews Process

Countywide and community policies to conserve existing communities are implemented through county review of new development proposals.

Development projects are reviewed for contiguity with existing development to ensure the best and most efficient use of infrastructure and services and to attain a growth pattern which is orderly and enhances the quality of the area. Projects are also assessed by examining their compatibility with the surrounding land uses and lot sizes, and their consistency with other countywide and community land use standards that promote community conservation.

Objectives 1984: Ongoing implementation of Countywide and Community Policies to conserve and enhance communities and promote orderly, efficient growth.

The Board of Supervisors has initiated amendment of the Land Use Planning Area profiles, a component of the Comprehensive General Plan Land Use Element, to update population and housing target projections for subregions in the county, and to review existing policies and standards for appropriateness with respect to land use intensity and density (General Plan Category Determination). Development proposals will continue to be reviewed in light of the projections and policies and standards.

Objectives 1989: Ongoing implementation of Countywide and Community Policies to conserve and enhance communities and promote orderly, efficient growth.

Responsible Agency: Planning Department.

Financing: Departmental Budget.

A.11. Program - Conservation of Federally Assisted Projects

Federally assisted projects built 15-20 years ago are becoming eligible to prepay their mortgages, thus releasing them from low income housing restrictions. The Southern California region has the highest concentration of these units in the country. Riverside County has 5,608 federally assisted units (see Appendix I). Thirty five percent, or 1,964, or these units will be eligible to convert by the year 1994. **

Conversion of federally assisted projects to market rate will only add to the unmet housing need of the county. If the higher market rates are unaffordable, the elderly and other lower income families may be displaced or evicted.

The Housing Authority and other public agencies are notified of the availability of units being released from low income housing restrictions. The Housing Authority will place a priority on the purchase of these units.

Objectives 1989: Provide funding to purchase federally assisted projects that are eligible to convert to market rate.

Responsible Agency: Housing Authority

Financing: Housing Authority

* Does not include Section 8 existing housing certificates or public housing supply.

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B. AFFORDABLE HOUSING

AFFORDABLE HOUSING - ISSUES

The ability to afford safe, decent and suitable housing has become an immense and growing problem for many within Riverside County. Since the mid-seventies, a dramatic increase in the cost of housing relative to household income has affected many, especially the potential first-time homeowner. Rising land costs, construction costs, interest rates, financing costs, infrastructure costs, permit fees, processing times and government regulations have all contributed to the high cost of housing. Inflation and interest rates have had a particularly significant impact on housing costs. Consequently, the typical young family of 1989 either cannot acquire a sufficient payment necessary to purchase a home or cannot make the monthly mortgage payments which are required to maintain a home.

Moreover, other necessary housing expenses may increase the proportion of the household income above and beyond the criterion established as affordable by the California Department of Housing and Community Development (HCD) and the Federal Department of Housing and Urban Development (HUD). The State Department of Housing and Community Development has established 25 percent as the maximum portion of a households' gross income that should be contributed toward housing for housing to be considered affordable. Included in the 25 percent criteria are rent or mortgage, interest, property tax, insurance and utilities. The Federal Department of Housing and Urban Development, however, defines affordability as no more than 30 percent of the adjusted gross income which should be spent on housing if it is to be considered affordable. Regardless of which definition is used, a household is considered to have an overpayment problem if housing expenses exceed either criteria.

Historically, housing affordability has been considered to be a socioeconomic problem for lower income households by virtue of their economic status. However, the rising costs of housing have transcended economic barriers and are having an impact on "middle America" as well.

The affordable housing problem is further exacerbated for low- and moderate-income households in light of two factors. The private sector has not been successful in providing housing for these income groups. Moreover, the federal government has reduced its funding expenditures for housing by almost 80 percent since 1981.¹

In Riverside County, there are two distinct housing affordability issues: (1) new housing affordable to moderate and medium income households in the regional context of the

¹ A Decent Place to Live, The Report of the National Housing task Force, March 1988

Southern California housing market, and (2) housing for low- and moderate-income residents of Riverside County. Between 1970 and 1988, average home prices in the Southern California region increased 580% while median family income rose just 234% during this period.²

As a result of high housing costs in Los Angeles and Orange Counties, increasing numbers of low, moderate and medium income families are migrating to Riverside County where land and housing prices are lower. Riverside County has had no problem in providing its "fair share" of housing for the Southern California region as a whole through the private market place.

Apart from the regional issues, housing affordability is a significant issue for Riverside County residents. According to the 1980 Census, of the approximate 61,000 low, moderate and medium income households in the unincorporated County area, about 22,400 low, moderate and medium house holds were identified as having an affordability problem based on State HCD's criteria. Low income households comprised approximately 48.1%, moderate income households comprised 26.8%, and medium income households comprised about 25.1% of these households with affordability problems. Riverside County and the Southern California Association of Governments project housing needs within the next five years (1989-94) as follows: 34,330 low income households, 28,370 moderate income households and 29,997 medium income households in the Riverside County unincorporated area.

The income criterion used to define these households are based on HUD guidelines which are as follows:

- Low Income Households earn a gross income which is 50 percent or less of the areawide median income.
- Moderate Income Households earn a gross income which is 51 to 80 percent of the areawide median income.
- Medium Income Households earn a gross income which is 81 to 120 percent of the areawide median income.

The State Department of Housing and Community Development and HUD use similar income criteria (percentages) to define income groups. However, the State uses different terminology based on the Health and Safety Code which are as follows:

Very Low Income Family. A family, whose gross income is 50 percent or less of the areawide median income.

Low Income Family. A family whose gross income is 51 to 80 percent of the areawide median income.

² Press Enterprise, April 9, 1989, p. G-1.

Moderate Income Family. A family whose gross income is 81 to 120 percent of the areawide median income.

For purposes of this discussion, however, HUD's terminology will be used since the federal government provides funding for a number of housing programs.

In 1979, the countywide median income was established at \$16,037. Nine years later, the 1988-1989 median income is \$30,300, almost doubling the 1979 figure. By applying State HCD and HUD definitions to HUD's percentage criteria the following income levels are established:

INCOME GROUP DEFINITIONS FOR RIVERSIDE COUNTY 1979 and 1988

Income Groups		% of Median Income	Maximum Income* 1980	Maximum Income* 1988
Federal	State			
Low	Very Low	0-50%	\$ 8,018	\$ 15,150
Moderate	Low	51-80%	12,830	24,240
Medium	Moderate	81-120%	19,244	36,360
Upper	Upper Moderate	121+ %	--	--

* Countywide

It is interesting to note that these households could not afford to purchase a median-priced existing home in 1980 or 1988. In 1980, the median priced existing home cost \$73,582. The income required to purchase this home in 1980 was \$34,314. In 1988 the average priced home was \$123,632. The income required to purchase this home in 1988 was \$41,300.

The strong desire for single family detached houses, as opposed to other types of housing, cuts across all income groups; but with current housing market conditions, it appears to be beyond the ability of housing developers to produce new single family detached housing affordable to low- and moderate-income groups without subsidies. Trends in the economy suggest that the housing market will continue to be tight and that federal government funding commitments to provide loan and grant subsidies for housing affordable to low- and moderate-income families may decrease. It is incumbent upon local governments to pursue a more active and aggressive role in housing issues.

AFFORDABLE HOUSING - POLICIES

1. Use federal, state and local funding to provide and subsidize low-cost housing.
2. Utilize public/private sector partnerships and cooperation in developing and implementing solutions to affordable housing problems.
3. Examine county standards, ordinances and permit processing procedures to determine if changes can be made to expand housing opportunities and reduce the costs of housing development to county residents.
4. Provide incentives to developers to build a range of housing that is affordable to county residents, including low- and moderate-income households.
5. Encourage alternative housing ownership opportunities for County residents.
6. Encourage energy conservation in existing homes and new housing developments, and utilize Federal, State, utility and foundation funds to retrofit existing housing and plan new housing for energy efficiency.
7. Plan residential growth in an orderly manner to make the best and most efficient use of existing and future infrastructure.

AFFORDABLE HOUSING - PROGRAMS

B.1. Program - Funding for Low-Cost Housing Production and Subsidization

The county will use, to the greatest extent possible, all funding available for the production and subsidization of low- and moderate-income housing throughout the county. The county will seek funding from federal, state and local sources. Both federal and state funding have been decreasing in recent years, so local sources will be much more important. Redevelopment and bond monies will be a major contribution to funding for low- cost housing production and subsidization.

(See Appendix D for descriptions of housing agencies and funding programs.)

These funding sources are intended to provide funds primarily for the following purposes:

- subsidizing housing payments of qualified low- and moderate-income households,
- providing construction funds for subsidized housing; and
- providing funds which will assist in the development of new housing for low- and moderate-income households.

In conjunction with these programs, CDBG funds will be utilized for predevelopment activities relative to public housing. Predevelopment activities include land acquisition, soil testing, engineering services, surveys, appraisals and landscape design.

The county participates in these programs as part of a coordinated effort to provide affordable decent housing for county residents.

Objectives 1984: Five-year objectives for the period from 1984 through 1989 are provided below for the number of households that will be assisted by each program with the exception of HUD Section 8 Housing Assistance Program which will be funded through fiscal year 1986). These objectives are completely dependent on state and federal funding and program funds are subject to annual review for renewal, reduction or termination.

Programs administered by the Housing Authority and Economic Development Agency are perceived as regional programs. These programs are, therefore, administered on a countywide basis including both incorporated and unincorporated areas which are thus reflected in the program objectives.

The unincorporated county objectives for programs administered by Housing Authority represent approximately 25% of the countywide objectives and are based on historical funding allocations.

Objectives for programs administered by the Economic Development Agency were extrapolated from housing data for 1979 through 1984 and the Housing Assistance Plan (HAP). The HAP reflects the projected number of households that will be assisted by federally funded programs implemented in unincorporated areas and participating cities.

Very few of the 1984 objectives were met. Although the 1988 figures account for only eighty percent of the projections, most projections are not expected to be achieved by 1989. The exceptions are the HUD conventional public housing, HUD section 8 housing assistance payments for existing housing, FmHA 514/516 and FmHA 515. Decreases or lack of funding contributed to the failure to meet objectives.

The following list of programs show the 1984-1989 projections, the number achieved as of June 30, 1988 and the projections for 1989-1994. Funding for FmHA programs is uncertain at this time so no projections have been made. If funding becomes available it will be pursued. HUD conventional public housing funding is anticipated to be less, so projections have been made accordingly. The HUD section 8 housing assistance payments program for existing housing is expected to assist more households in 1989-1994.

The Redevelopment Agency is expected to be a major local source of funding for low- cost housing productions and subsidization. Their goals and objectives are discussed thoroughly in Program B.3.

Objectives 1989: Five-year objectives for the period 1989 through 1994 are provided for the number of households that will be assisted by each program. The objectives are completely dependent on state and federal funding, and program funds are subject to annual review for renewal, reduction or termination.

HUD Conventional Public Housing

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly/Handicapped	4	14	8	32	5	15
Small Family	76	304	88	457	12	35
Large Family	10	42	0	61	51	150
Total Households	90	360	96	550	68	200

HUD Section 8 Housing Assistance Payments Program - Existing Housing

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly/Handicapped	12	50	5	122	32	95
Small Family	25	100	20	546	510	1500
Large Family	13	50	10	205	170	500
Total Households	50	200	35	873	712	2095

HUD Section 202 Housing for the Elderly or Handicapped

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly/Handicapped	0	600	0	0	No projection due to lack of funding	
Small Family	0	0	0	0		
Large Family	0	0	0	0		
Total Households	0	600	0	0		

HUD 502 Homeownership and Rehabilitation Loans

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	0	0	13	No projection due to lack of funding	
Handicapped	10	54	0			
Small Family	21	111	0	64		
Large Family	69	375	0	105		
Total Households	100	540	0	182		

FmHA 514/516 Farm Labor Housing Loans and Grants

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	0	0	4	No projection due to lack of funding	
Handicapped	0	0	0			
Small Family	12	50	0	16		
Large Family	13	50	50	80		
Total Households	25	100	50	100		

* Includes both incorporated and unincorporated county areas.

FmHA 515 Rural Rental Housing Loans

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	250	118	260	No projection due to lack of funding	
Handicapped	15	181	0	11		
Small Family	52	369	27	27		
Large Family	33	200	27	146		
Total Households	100	1,000	172	444		

California Housing Finance Agency (CHFA) Multi-Unit Rental Housing Revenue Bonds

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	0	0	0	No projection due to lack of funding	
Handicapped	0	0	0	0		
Small Family	0	25	0	0		
Large Family	0	25	0	0		
Total Households	0	50	0	0		

* Includes both incorporated and unincorporated county areas.

CDBG Riverside County Housing Loan Program

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	210	Breakdown not available		0	0
Handicapped	30	153			0	0
Small Family	83	312			0	0
Large Family	42	75			0	0
Total Households	155	750	9	23	0	0

CDBG Self-Help Housing Programs

	Goals		Achieved		Goals	
	1984	1989	1988		1989	1994
	Unincorporated County	County-wide*	Unincorporated County	County-wide*	Unincorporated County	County-wide*
Elderly	0	0	Breakdown not available		0	0
Handicapped	0	0			0	0
Small Family	62	62			0	0
Large Family	38	38			0	0
Total Households	100	100	0	10	0	0

* Includes both incorporated and unincorporated county areas.

Responsible Agencies: Housing Authority and Economic Development Agency.

Financing: Federal and State Funding which becomes available, Bonds and Redevelopment Funds.

B.2. Program - Single Family and Multi-Family Tax Exempt Revenue Bond Programs

The county **will** continue to support and expand the judicious use of tax exempt revenue bonds, when available, to finance construction and mortgages of affordable housing units and for new rental housing units available to low- and moderate-income residents.

The Single family Mortgage Revenue Bond Program is designed to generate construction financing and/or mortgage funds to be made available to: 1) first time home buyers who meet specific income requirements and who will use the home purchased through this program as their principal residence and 2) for the sale of existing homes in specified target areas. The income limits for the first time buyer are those earning between 120% and 150%

of the county median income. The income limits for the buyer of an existing unit are those earning between 100% and 120% of county median income. Mortgage rates generally are two to three percentage points below prevailing rates. Bond issues take place annually.

The Multi-family Mortgage Revenue Bond Program is intended for the development of multi-family rental units. At least 20% of the units in each project are to be affordable to persons whose income does not exceed 80% of the median household income for the county. Bond proceeds provide financing for construction and/or permanent loans, with rates three to four percentage points below prevailing market rates. Bond issues take place on an ongoing basis.

Under both the Single family and Multi-family programs, there is no cost to the county nor any pledge to the county's general revenue or taxes.

Objective 1984: The county will continue to utilize tax-exempt mortgage revenue bond as one method to increase the stock of affordable housing in the County. Based on historical sales, around \$132,680,000 may be made available through the single family bond program over the next 5 years. The amount made available is dependent on market factors at the time of the sale.

The single family mortgage revenue bond program is slated to sunset December 31, 1989. However, there is a possibility that new legislation could be introduced between now and the end of the year to extend the program.

The multi-family mortgage revenue bond program has not been identified as a program that will be "sunset". Interest in this program varies depending on the market demand in an identified area. This program is currently underutilized due to the imposed rent restrictions. Developers maintain that the restrictions make it financially unfeasible.

The Economic Development Agency, has issued \$193,171,071 of bond financing under the Single Family Tax Exempt Revenue Bond Program for a production total of 2,092 units since 1984. Multi-family bonds of \$270,533,000 created 5,935 units in the same time frame.

No new funding sources are expected. As with many programs, the funding continues to dwindle. It is impossible to predict what the funding status will be in five years. This being the case, we will probably see more taxable debt being issued to replace the tax-exempt debt due to the lack of availability of allocation to issue tax-exempt debt.

Objectives 1989: The county will continue to utilize tax-exempt mortgage revenue bonds as one method to increase the stock of affordable housing, provided funding is available.

Responsible Agency: Economic Development Agency.

Financing: Financed through developers' fees with each bond issue.

B.3. Program -Redevelopment Funds

Upon establishment of a Riverside County Redevelopment Agency (under Program A Conservation of Housing and Communities), at least 20 percent of tax increment funds accruing to the Redevelopment Agency will be allocated toward increasing and improving the supply of housing for low- and moderate-income households pursuant to State Community Redevelopment Law.

The county will monitor the percentage of tax-increment funds generated from city, and county redevelopment projects which are used to increase and improve the supply of affordable housing.

Objectives 1984: Increased funding for additional low- and moderate-income housing development and improvement. Upon creation of a Riverside County Redevelopment Agency, specific objectives will be established.

The County Redevelopment Agency was established as indicated in Program A.3. Presently, set-aside funds for low- and moderate-income housing have been committed for use in the North Hemet and Rubidoux/Glen Avon project areas to fund replacement of substandard housing and housing rehabilitation, respectively. It is proposed that the Board of Directors of the Redevelopment Agency establish policy guidelines for the expenditure of the housing set-aside monies. The parameters of policy to be considered include whether broad-based policies shall be imposed, or whether housing policies specific to each project area shall be established. The range of housing activities to be considered include:

- **Provision of new single family residential units for purchase or rentals.**
- **Provision of new multi-family units for purchase or rentals.**
- **Substantial rehabilitation of existing single family or multi-family units for purchase or rental.**
- **Non substantial rehabilitation, such as Senior Home Repair of single family or multi-family owner occupied or rental units.**
- **Subsidy of mortgage payments or rents for single family or multi-family owner occupied or rental units.**
- **Assistance in the provision of housing through write downs on land or acquisition and donation of land.**
- **Construction of off site improvements directly and specifically related to increasing and improving the supply of housing for low- and moderate-income persons.**
- **With proper legal guidance, the provision of or assistance with homeless shelters.**

These policy guidelines shall be undertaken in FY 1989-90. In addition, an annual Redevelopment Agency Report, which shall include revenue analysis and project area activity, analysis shall be presented to the Board of Directors. The project area analysis shall include a review of housing needs and activities for each project area.

Objectives 1989: Policy guidelines for housing set-aside monies shall be undertaken in FY 1989-90. An annual Redevelopment Agency Report which shall include revenue analysis and housing needs and activities analysis shall be presented to the Board of Directors.

Responsible Agencies: Redevelopment Agency, Economic Development Agency, Planning Department, Auditor-Controller and Housing Authority.

Financing: Department/Agency Budgets, Tax Increment Funds

B.4. Program - Regional Corporate Fund for Housing

The county will consider seeking funds generated through the Corporate Fund for Housing for financial assistance to new housing development projects aimed at low- and moderate-income households. The county will also study methods for contributing to cost savings on planning and construction of projects proposed for Corporate Fund assistance.

The Corporate Fund for Housing was initiated by SCAG (Southern California Association of Governments) as a mechanism for enlisting further corporate and private sector involvement and financial backing for the increased production of low-cost housing in the Southern California region. In particular, it is hoped that large employers of low- and moderate-income workers will participate and provide support to the Fund.

The Corporate Fund is a regional nonprofit housing development corporation able to provide technical assistance, broker financial resources, direct project development, and administer housing funds for financial assistance to low income housing projects. Monies for the Fund will be contributed from corporations and foundations and could be used for capital reductions on the cost of a home, interest cost reductions, or other means to reduce monthly costs. Project selection criteria will necessitate both public and private sector cooperation and contributions to cost savings for project planning and construction. County contributions required would include expedited permit processing and reduced development requirements or financial participation.

Assessment of the Corporate Fund, determination of cost-cutting measures the County could contribute, and identification of potential sites and developers in Riverside County should be started upon adoption of the Housing Element and an analysis submitted to the Board of Supervisors within Fiscal Year 1985-1986.

Objectives 1984: Assessment of the Corporate Fund, determination of cost-cutting measures the County could contribute, and identification of potential sites and developers in

Riverside County should be started upon adoption of the Housing Element and an analysis submitted to the Board of Supervisors within FY 1985-1986.

The County has explored the use of funds from this source for projects in several areas. In neither case did use of the Corporate Fund for Housing prove feasible. The Countywide will continue to explore ways of using this option, possibly as a means of leveraging other monies. Corporate and County involvement would be particularly beneficial there large numbers of lower paid workers are employed, such as the agricultural sector or tourist related industries.

Objectives 1989: Assessment of the Corporate Fund for Housing, determination of cost-cutting measures in response to project initiation, in FY 1991-92.

Responsible Agencies: Planning Department in conjunction with the Administrative Office, Economic Development Agency, Housing Authority, Department of Building and Safety, Department of Community Action, and Environmental Health Services Division; and as necessary County Counsel, Road Department, Fire Department and Flood Control District.

Financing: Department budgets and Corporate Fund monies.

B.5. Program - Nonprofit Housing Development Corporation

A feasibility study shall be prepared relative to the establishment of a non-profit Housing Development Corporation (HDC) or an alternative organization whose purpose shall be threefold:

- Increase the supply of affordable housing for low- and moderate-income households;
- Utilize innovative financial mechanisms to underwrite construction and mortgage financing; and
- Reduce the cost of housing production.

A feasibility study will be prepared to include the following elements:

- A statement of objectives of an HDC including recommendations regarding working relationships with various county agencies and the private sector.
- Define, in operational terms, the types of functions, activities and program opportunities available to a county-initiated HDC.
- Develop a realistic means of funding both short- and long-term HDC activities including the disposition of county-owned surplus land.

- Review and recommend a legal structure for the proposed HDC.
- Suggest an administrative structure compatible with the HDC's objectives and potential funding sources.
- Recommend initial work program options.
- Generate descriptions of alternatives for the creation of a HDC.

The feasibility study shall be submitted to the Board of Supervisors. Upon Board authorization and funding, the HDC organization, incorporation financing, staffing, and business planning will be established, followed by the commencement of HDC operations.

Objectives 1984: Prepare feasibility study within Fiscal Year 1984-1985. If the program is authorized and funded by the Board of Supervisors, organization of the incorporation is anticipated to follow in 1985-1986. Financing and operation of HDC is projected to occur in 1986.

This feasibility study was undertaken in 1985 and is referred to as the "Slaughter Study". Among the findings of this study were that establishment of a nonprofit Housing Development Corporation, an HDC, would be duplicative of existing public and private agencies, reallocating funds from these agencies without assurance of a net increase in low- and moderate-income units, and that given the then existing political/economic climate in which support for low income housing was diminishing, it would be an ineffective response. The study made several specific recommendations for more effective utilization of public and private resources within the county. Of these recommendations, the following were implemented:

1. One clerical position as funded in Farmers Home Administration by the State Housing and Community Development Corporation and by the Department of Community Action to process a backlog of applications for rural housing.
2. The County Housing Authority expanded activities in support of Farmers Home Administration housing production programs.
3. More effective use was made of community-based-organizations in effecting housing production and the provision of emergency shelters in the county.
4. Increased utilization of the Housing Authority was effected to address the county's housing problems and needs.

There is a nonprofit housing agency in existence in the county, Coachella Valley Housing Coalition (CVHC) which was the private agency referenced in the Slaughter Study. This agency has received funding from the county through the Department of Community Action, virtually since its inception in 1982. It has produced over 200 new and rehabilitated units for farmworkers in the eastern county, with another 226 units scheduled for construction.

Objectives 1989: Reconsideration of the feasibility of a Nonprofit Housing Development Corporation will be undertaken by the HTAC should conditions warrant it. Reassess in FY 1991-92.

Responsible Agencies: Planning Department, Department of Community Action, Housing Authority, Economic Development Agency, and Administrative Office.

Financing: Department Budgets.

B.6. Program - Housing Cooperatives

The county will study the use of housing cooperatives in Riverside County as a method to give larger numbers of low income residents the opportunity to own their own place of residence, enjoy the tax benefits associated with home ownership, and have greater control over their living environment.

Housing cooperatives present an ownership alternative to rental housing. Cooperative members own shares in a stock corporation. Through collective pooling of funds, the corporation is able to purchase dwelling units which are usually apartments, condominiums or mobile home parks. Each shareholder is entitled under the by-laws of the cooperative to a mobile home space, or dwelling unit (proprietary lease).

Limited equity cooperatives freeze property appreciation to specific levels so that when a member sells his or her share, a new low-income shareholder can enter into affordable home ownership. Market-rate cooperatives allow for shareholders to realize property appreciation at the time of sale resulting in more expensive housing after resales. Market-rate cooperatives tend to be more suitable for higher income groups. Leasing cooperatives allow for a public agency to lease an apartment building from an owner and pass on cost savings to low-income tenants. Leasing cooperatives are often used to transition into cooperative ownership of the apartment building.

In order to evaluate the need and feasibility of promoting the expansion of housing cooperatives, an assessment will be made of the following components:

- ° **Consideration of the formation of a Housing Cooperative Formation Service to assist community groups and county residents in the formation of Housing Cooperatives of varying types for properties and housing preferred by the group in question.**
- ° **Consideration of the use of state and federal funds for predevelopment activities and site preparation and to construct infrastructure for mobile home park cooperatives.**
- ° **Consideration of the feasibility of extending the existing mortgage revenue bond program currently used for single family dwellings to include mobile home park cooperatives and apartment complexes.**

- Consideration of the establishment of leasing cooperatives to provide a framework for transition to housing cooperative ownership of apartment buildings for low income county residents.

Objective 1984: Study the formation of housing cooperatives as an alternative form of home ownership within Fiscal Year 1985-1986.

There has not been an expressed interest in housing cooperatives, to date, by tenant groups. Conversion of multi-family housing or mobile home parks to other uses or forms of ownership has not occurred to any extent in the county, therefore, there has been no need to promote housing cooperatives. County agencies, particularly the Housing Authority and the Economic Development Agency, have the ability to respond to a request for assistance in forming a cooperative. Assistance might include technical, legal, and financial assistance.

As mobile home parks age and land values increase in the county, the possibility of conversion increases. Housing cooperatives can become a viable alternative to dislocation. A Housing Cooperative Service would be a response should numerous conversions become imminent.

Objectives 1989: Response and assistance to tenants groups shall continue to be available if requested. There is no apparent need to form a Housing Cooperative Formation Service. Evaluate in FY 1991-1992.

Responsible Agencies: Planning Department and Housing Authority in cooperation with the Administrative Office, County Counsel and Economic Development Agency.

Financing: Department budgets.

B.7. Program - Density and Design Incentives for Lower Cost Housing Development

The county will continue to encourage and facilitate the voluntary development of a variety of lower cost housing throughout the county by establishing and providing developer incentives.

In support of this intent, the county adopted the R-6 Residential Incentive Zone (Ordinance 348, Section 8f) with the following general provisions: increased densities, reduced lot sizes, flexible or relaxed design standards, and priority permit processing.

In exchange for utilizing these incentives, the developer complies with pricing options which are designed to provide lower cost housing.

The zone is intended for application with the following circumstances:

- Use in locations where basic services exist or can be reasonably extended.

- ° Application in conjunction with an approved development plan.
- ° Applications to single family, multi-family and planned residential developments, mobile homes on permanent foundations, and apartment house developments.

The county, will evaluate annually, and amend as necessary, the R-6 Residential Incentive Zone and related ordinance provisions, to ensure that they continue to encourage and facilitate a variety of lower cost housing throughout the county. The initial evaluation will include the following:

- ° Assessment of the success of the zone in providing affordable housing for a low, moderate, medium and upper income groups in the county. Update of the county average home sales price and median income figures used for determining R-6 project sales prices. Consideration of strengthening pricing criteria to ensure that projects are affordable to households with incomes below the upper income group, and consideration of the use of monthly or annual income levels to determine the sales prices of affordable R-6 dwelling units.
- ° Assessment of the use and impacts of the zone in various parts of the county. Consideration of locational criteria to promote project proposals in all suitable areas of the County and to avoid over-impaction of any one area.
- ° Assessment of the success of the zone in providing for a variety of housing types, including rental apartments, as well as single family and mobile home developments, multiple-family and planned residential developments. Consideration of additional criteria to promote a variety of housing types.
- ° Assessment of how the zone provides for the affordable housing needs of Riverside County residents compared with providing for the housing needs of other Southern California counties and residents. Consideration of additional criteria to ensure that the R-6 zone addresses county affordable housing needs.

Objectives 1984: Study ordinance provisions in Fiscal Year 1984-1985 for the provision of more housing units selling and renting in an affordable price range; annual report on the effectiveness of ordinance provisions; facilitate the development of 5,000 low-cost dwelling units over five years.

A study evaluating the R-6 Residential Incentive Zone was conducted in 1985. The study appraised the issues indicated above for thirty one (31) projects totalling 6,835 units. The study indicated that the zone was successful in providing housing for medium and upper income groups, but not successful in providing housing for low- and moderate-income families. The pricing options were effective in affecting sales prices of R-6 housing but lacked the ability to ensure affordability to low- and moderate-income families.

The study indicated that, while approvals occurred in all areas of the county- eastern desert, central and western, a concentration of R-6 projects did occur in Moreno Valley where 62% of the units were located. This resulted in a moratorium on additional R-6 applications and a proposal to consider locational guidelines for affordable housing (see A.8). Approximately 78% of the units approved were single family, 15% were duplexes, while the remaining 7% were apartments or condominiums. Based on survey data, a significant portion of R-6 homes were purchased by Los Angeles and Orange County residents, thus its effectiveness in addressing county affordable housing needs is questionable.

This program appears to have been successful in facilitating development of low cost dwelling units in the number targeted; however, it appears that the housing needs met were of a regional, rather than local nature, and were not those most in need of affordable housing.

Objectives 1989: The R-6 zone will be reassessed by the HTAC, with recommendations for its amendment and continuance, or its replacement with some other incentive program for affordable housing. Reassess in FY 1991-1992.

Responsible Agencies: Planning Department, in coordination with the Department of Building and Safety.

Financing: Department budgets.

B.8. Program - Priority Processing for Low-Cost Housing Projects

The county will continue to provide priority processing of county permits as an incentive for affordable housing projects which implement Housing Element programs. Processing procedures will be coordinated among all County departments involved in the review and/or issuance of permits related to the project. Departments involved may include the Economic Development Agency, Housing Authority, the Redevelopment Agency, Department of Building and Safety, Environmental Health Services Division, Fire Department, Road Department, Flood Control District and the Planning Department. Applicable low-cost housing projects will be identified by the Economic Development Agency, Housing Authority, the Redevelopment Agency, and the Planning Department. The following projects should receive priority processing:

- ° Housing Authority sponsored projects
- ° Redevelopment Agency residential projects for low- and moderate-income households
- ° R-6 (Residential Incentive) Zone projects
- ° Projects that implement the Category V affordable housing provisions

- ° Density Bonus Zone projects (Program B.10)
- ° Economic Development Agency sponsored projects
- ° Other projects which would produce housing affordable to low- and moderate-income households (as defined in Housing Element glossary)

This program will assist developers in meeting agreed-upon permit processing timetables thus enabling them to meet contract commitments, reduce carrying costs and other time-related overhead.

The Planning Department will also assist the Economic Development Agency, Housing Authority, Redevelopment Agency, and individual developers/sponsors of low- and moderate-income housing projects in site selection, site analysis and general problem solving as the applications are processed.

Objective 1984: Provision of more housing units selling at a rate affordable to low- and moderate-income households.

The Housing Authority indicates that it has received excellent cooperation from all departments of Riverside County in its processing of projects. The R-6 zone study indicated most projects received approval within six months after submittal, an effective processing period.

Reports from a nonprofit housing provider indicate, however, that difficulty is encountered in obtaining permits and in receiving priority consideration, especially in satellite offices. In response, a schedule for priority processing of projects meeting the criteria for low cost housing will be developed by county departments involved in the Land Division Committee (LDC) and will be transmitted to the Board of Supervisors for approval.

This schedule will include the following provisions:

- Designation of contact person in departments to assist in permit process for low income units
- Expedite and reduce paperwork required by County Counsel
- Reduction of plan check fees to reflect only the maximum possible number of sitings
- Information packet on low income housing development options for developers

Objective 1989: Development of a schedule for priority processing of low cost housing projects by the land use departments: Building and Safety, Environmental Health Services Division, Fire Department, Flood Control District, Planning Department, and Road Department. To be accomplished by January 1991.

Responsible Agencies: Planning Department, Housing Authority, and the Economic Development Agency, and the Redevelopment Agency will identify projects and convene the reviewing departments.

Financing: Department budgets.

B.9. Program - Review of County Ordinances and Procedures

The county will review existing ordinances and procedures on an ongoing basis in a continuing effort to determine methods for reducing housing costs.

The review of ordinances will include consideration of greater design flexibility and changes to development standards to reduce housing costs. The coordination among county departments and their review and processing of development projects will also be evaluated to determine if measures can be taken to streamline the process.

Program implementation will utilize continued county participation with the Riverside County Coordinating Committee and the Desert Streamlining Committee as established forums for public and private sector interaction. County of Riverside Coordinating Committee input may include identification and review of proposed revisions to ordinances, development permit procedures, and case processing procedures. Participation from the Desert Streamlining Committee may include review of proposed ordinance revisions and review of recommendations to streamline procedures for processing development permits.

Objective 1984: Review of county ordinances and permit processing procedures on an ongoing basis.

In an ongoing effort to implement this program, the Planning Department effectuated the following amendments to the Land Use (No. 348) and Subdivision(No. 460) Ordinances:

- **Second Units in Single Family Zones. Ordinance No. 348, Section 18.28a. (Program B.13).**
- **Reduced parking standards for multi-family residences. Ordinance No. 348, Section 18.12. (Program B.14).**
- **Specific Plan Zone. Ordinance No. 348, Section 17.25. (Program B.7).**
- **Additional one-family dwelling for each ten acres gross being farmed. Ordinance No. 348, Section 15.1.**

In addition to the above ordinance amendments, the following streamlining procedures were implemented by the Board of Supervisors:

- **Public hearing optional for Second Unit Permits. Ordinance No. 348, Section 18.28a.**
- **Public hearing optional for parcel maps. Ordinance No. 348, Section 6.5.**
- **Planning Director to take final action on parcel maps. Ordinance No. 348, Section 6.6.**

- ° Planning Commission or East Area Planning Council to take final action on tract maps. Ordinance No. 348, Section 6.6.

In an effort to reduce permit processing times, outlying offices have been established for Building and Safety and Environmental Health Departments. Coordination between these two departments has been further enhanced through the use of computer links and regular meetings to discuss problem situations. The Planning Department will use its monthly report process to coordinate with intradepartmental issues.

Objective 1989: Review of county ordinances and permit processing procedures on an ongoing basis.

Responsible Agencies: Planning Department, Department of Building and Safety, Road Department, Flood Control District, Fire Department, and Environmental Health Services Division in cooperation with the Riverside County Coordinating Committee and Desert Streamlining Committee.

Financing: Department budgets.

B.10. Program - Incentives for Multi-Family Rental Housing Development

The county will study the feasibility of amending existing residential zoning provisions or enacting a new zone to provide increased density or other incentives to developers of multi-family rental housing.

The study will provide an assessment of the existing rental stock in the unincorporated county area, including rental apartments and single family units.

An evaluation of incentives will include consideration of the following provisions to encourage the voluntary development of multi-family rental housing:

- ° Increased density provided in exchange for development of multi-family rental housing. The County of Riverside's Land Use Ordinance No. 348 would establish the density provisions. The density could vary based on the project, site, location and size. Higher densities could be permitted for projects proposing housing targeted for special needs groups identified in the Housing Element.
- ° Priority use of available federal, state or local housing and infrastructure assistance funds and technical aid in obtaining subsidies or working with non-profit organizations could be provided to developers of multi-family rental housing.
- ° Reduced development standards could be provided where this would not impair public health, safety or welfare.

- Priority review of project applications by county departments and agencies. Additional provisions to be studied include the following:
- Concurrent submittal of specific project permit applications along with zone change requests and expanded application requirements.
- Site location guidelines for proximity of projects to public facilities and services and for prevention of oversaturation of a neighborhood or community with multi-family rental units.
- Consideration of criteria necessary to attain and maintain a stock of affordable rental housing. Examples of the type of controls include designation of a percentage of the increased density, to be set aside for rental to low- and moderate-income households and establishing the maximum rent of affordable units on an annual basis so that rents do not exceed 30 percent of the gross monthly income for moderate income households, using household size which corresponds to unit size.
- Requirement for expedited timeframe for beginning of project construction.

Objective 1984: Provision of increased multi-family rental housing. The feasibility study will be initiated upon adoption of the Housing Element and presented to the Board of Supervisors within Fiscal Year 1985-1986.

This program was proposed in response to the low level of building activity for multi-family residential units at the time of the 1984 Housing Element. Multi-family permits averaged approximately 4% of total new residential units in the early 1980's, dropping as low as 0.1% in 1982. Since 1986, multi-family residential building permits have increased to 10% of residential permits issued, approximating the total percentage of multi-family units in the county.

It is proposed that this program be modified to a Density Bonus Zone, aimed at low- to moderate-income rental households, which would implement Section 65915 of the Government Code. The zone would include provisions for an affordability monitoring mechanism, locational standards, priority processing, and consideration of waiver of fees.

Objectives 1989: Amend Ordinance No. 348 to include a Density Bonus Zone for multifamily rental housing to implement the density bonus provision of Section 65915 of the Government Code. Present to Board of Supervisors within FY 1990-91.

Responsible Agencies: Planning Department, in coordination with the Housing Authority and Economic Development Agency.

Financing: Department budgets.

B.11. Program - Category V / Specific Plan: Affordable Housing Provision

The Land Use Element has established the Category V Planned Community Land Use Category to provide for new large-scale planned communities with a balanced mix of land uses, densities and housing types. The Land Use Element has the following Category V housing provisions.

In exchange for receiving a county approval of a Category V development plan which may create a designation for significant densities and provide an overall number of residential units in the hundreds or thousands, developers provide a commitment for developing a portion of the project as affordable housing. Developers prepare a project housing plan to detail the provision of housing for all income ranges based on identified housing needs created by the large-scale urban development. Not less than 25 percent of the housing units must be affordable to low- and moderate-income households. At the end of each three-year period from the time of approval of the plan, at least 25 percent of the housing units completed or under construction shall be affordable to low- and moderate-income households.

The County will initiate a study to prepare further information and more defined guidelines for acceptable options which are available for meeting these Category V affordable housing provisions. The study will include review and recommendations of the following possibilities as methods of meeting the Category V housing provisions in total or in part:

- Reconsideration of Category V requirement that 25% of units be affordable to low- and moderate-income households.
- Transfer or assignment of the affordable housing requirement to another site or sites, developer or developers or a joint venture on behalf of or with several proposed developments in close proximity.
- Donation of improved lands subject to dispersal criteria to the County or County's designee to be held for future affordable housing development or disposition at a predetermined time.
- Proposal of a separate project to provide the low- and moderate-income housing.
- Proposal of payment of in-lieu fees.
- The use of housing assistance subsidies and joint ventures with county or non-profit housing corporations.

Objectives 1984: Further define Category V housing provisions to aid developers in providing additional affordable housing in Category V projects. Study and proposed guidelines will be completed within Fiscal Year 1984-1985.

The Category V Planned Land Use Category has not produced affordable housing. Two Category V projects have been approved in the county; however, findings were subsequently made in one case that the project fell under Category II determination. A more recent project approval did not include a housing plan for affordable units. Because of the small number of project submittals subject to this category, the guidelines were deemed a low priority and were not completed.

In addition to the Category V affordable housing provision, it is proposed that this program be extended to include all specific plans which include residential as well as commercial and/or industrial land uses, and that the program not be limited to providing twenty-five (25%) of the housing units affordable to low- and moderate-income households, but that a full range of housing opportunities be provided for each employment income range associated with the commercial and/or industrial land uses in the plan. Any Development Agreements approved in conjunction with Specific Plans will be required to address affordable housing. Density Bonuses would be provided contingent upon affordability of the units. The county will initiate a study to provide guidelines for the provision of housing in relation to income levels generated by land uses.

Where specific plans are proposed along proposed mass transit corridors, those specific plans should consolidate these mixed land uses.

Objectives 1989: The county will initiate a study to provide guidelines for the provision of housing in specific plans based on income levels generated by various mixed land uses in FY 1990-91.

Responsible Agencies: Planning Department, in consultation with the Economic Development Agency, and Housing Authority.

Financing: Department budgets.

B.12. Program - Mobilehomes in Single Family Zones

In response to legislation amending the California Government Code (Section 65852.3 and 65852.4) the county is no longer requiring Certificates of Mobile Home Compliance. This law states that manufactured homes that have been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and are on a permanent foundation system, cannot be subject to any process or requirement, which is not identical to those required on conventional single family residences.

Ordinance No. 348 was amended to permit manufactured homes on a permanent foundation in any single family zone. Ordinance No. 457 was amended to provide for certain architectural requirements.

Objectives 1984: Provide expanded opportunities for affordable mobile home housing, process approximately 650 Certificates of Mobile Home Compliance applications.

The objectives for 1984 were moderately successful; 560 Certificates of Mobile Home Compliance were issued. It is recommended that this program be continued, with permits issued for mobilehome electrical and water hookups to be monitored and these units credited for moderate income housing.

B.13. Program - Second Units in Single Family Zones

The county has amended Ordinance No. 348 to permit second units on residential lots zoned for single family or multi-family residential use, subject to the issuance of a second unit permit. This ordinance or provision was made in response to State of California legislation promoting additional housing opportunities for elderly relatives and rental purposes.

County of Riverside Ordinance No. 348 requires a second unit permit for both attached and detached units; compatibility with existing development in the surrounding area; minimum parcel size of 7,200 square feet, and standards for other parcel sizes; compatible setbacks; maximum unit size to ensure the status of the unit as secondary to the main unit; and adequate water, sewage disposal and circulation capacities.

The county will continue to implement second unit provisions as a means of providing additional affordable housing for family members, senior citizens, handicapped persons, and renters.

The use of these provisions will be monitored countywide and changes made to the ordinance as needed. If it is determined that areas or communities in the county would have an adverse impact on health, safety or welfare due to increased densities from extensive development of second units, such areas will be exempted or otherwise limited by the ordinance provisions.

Objectives 1984: Provide additional affordable housing for special needs groups and renters; process approximately 300 Second Unit Permits.

This program has been fairly successful. After four years of the five year time frame, 242 second unit permits have been issued. Recently, requests have been declining and it is suspected that interpretation of Ordinance No. 348 and the Comprehensive General Plan may be at fault.

Objectives 1989: Continue to provide affordable housing for special needs groups and renters. Initiate a review of Ordinance 348 and the Comprehensive General Plan in FY 1989-1990 and provide guidelines for second unit permits if necessary. Process approximately 400 second units permits from 1989 to 1994.

Responsible Agencies: Planning Department and County Counsel.

Financing: Department budgets.

B.14. Program - Flexible Parking Standards for Multi-Family Housing

With the inclusion of this program into the Housing Element it was anticipated that a thorough review of Land Use Ordinance No. 348 could generate some appropriate and timely changes in parking requirements which could contribute to reducing housing costs and the needs of special groups such as the elderly and the handicapped.

In this regard, a study has been conducted by the department which has resulted in the adoption in December 1985 of amendments to Sections 18.6 and 18.12 of said ordinance. In Section 18.6, Subsection 2, Paragraph f, amendments have been approved by the county which allow for a maximum reduction of 25% of the total spaces required by Section 18.12 for planned residential developments - senior citizens. In this instance, a developer may be allowed the reduction for the project if proposed alternative senior citizens transportation programs are acceptable to the County.

In addition, revisions to Section 18.12c of the ordinance, relating to multi-family housing, have been adopted which redesignate parking standards for the number of spaces required as a function of unit size based on the number of bedrooms. Review of a typical project would indicate an overall reduction in parking area requirements by approximately 8.5% when comparing the new, versus the old, standards.

The inclusion of Section 18.12e, which contains alternative programs for parking, provides the opportunity for the project proponents to submit for consideration by the county any of the following voluntary programs designed to reduce parking demands:

- ° Mass transit: Developments which are located within 150 feet of a mass transit entry way may have their parking requirement reduced by two percent of required parking spaces.
- ° Bicycle parking: Developments which provide additional secure bicycle parking facilities over-and-above the minimum requirements may reduce their parking requirements by one vehicle space for every three additional bicycle spaces provided; however, no reduction may exceed two percent of the required parking spaces.
- ° Request for special review of parking: Parking reductions or modifications exceeding the maximum specified in Section 18.12e may be granted as part of a review of any permit. The project proponent is required to submit with the request whatever evidence and documentation is necessary to demonstrate that unusual conditions warrant a parking reduction.

The aspect of the amendment that is most significant, and reflective of current and projected vehicle parking needs, is the newly included definition and standards for compact automobiles in Section 18.12g, heretofore not considered by the ordinance standards. With the reduced standard for compact autos, the parking area needed for multi-family residential projects is reduced approximately 3.7% when the maximum of 20% of the required spaces are designated for use by compact cars.

In summation, the existing parking and landscaping standards have been modernized through adopted amendments to provide for more flexibility, accuracy and efficiency in the implementation of the ordinance. Direct cost savings in the development of new multi-family housing projects within the county could result with the application of these revised standards.

B.15. Program - Funding for Home Energy Cost Reductions

The county will continue to seek all available federal, state, private, and utility funds to develop home energy conservation programs for county residents in an effort to reduce home energy costs. These efforts are further described in Environmental Hazards and Resources Element, Energy Resources Section, Program 1 - Energy Conservation and Program 2 - Comprehensive Energy Plan, contained within the Comprehensive General Plan. Energy conservation programs may be oriented toward conservation practices, retrofitting existing buildings with energy conservation devices, and the design of energy efficient buildings.

The county is presently implementing the following specific energy conservation programs:

Low-Income Weatherization Program: Weatherization services are provided for families with incomes less than 150% of the poverty level as defined by HHS. Services extend up to \$1,600 in materials and labor. The weatherization program is comprised of the following components:

- ° Department of Energy Weatherization Program
- ° Low-Income Home Energy Assistance Program
- ° Southern California Gas Direct Weatherization Program

Energy Conservation Education Program: Energy conservation education is provided to all households that receive energy assistance through Community Action.

Objectives 1984: Five-year objectives are provided below for the number of households that may be assisted by each program.

Low-Income Weatherization Program

Elderly	131
Handicapped	26
Small Family	300
Large Family	<u>75</u>
Total Households	532*

Energy Class "B" Audit Program

Complete approximately 25-200 audits by December, 1984; program may be terminated due to funding constraints.

* This figure may represent a duplicated count of the number of households which may be assisted by this program. For example, an elderly, small household may be represented in both the elderly household category and the small family household category.

Energy Conservation Education Program

Assist approximately 1,125 low income people.

Both the Low Income Weatherization Program and the Energy Conservation Program exceeded the 1984 objectives. Weatherization services were provided for 2,630 households, while conservation education was provided for 13,552 households. These goals were exceeded because additional funding was made available from Southern California Edison. The Energy Class "B" Audit Program did not meet its objective because of funding constraints.

It is recommended that this program be continued as long as funding is available.

Objectives 1989: The five year objectives are:

Low Income Weatherization

Elderly	1500*
Handicapped	500*
Small Family	2500
Large Family	<u>2500</u>
Total Households	5000

* Included in the small and large family totals.

Responsible Agency: Department of Community Action

Financing: The Low-Income Weatherization Program is funded by the Department of Energy Weatherization Program, Low-Income Home Energy Assistance Program and the Southern California Gas Direct Weatherization Program.

B.16. Program - Building and Design Standards for Residential Energy Conservation

The State of California legislature created the California Energy Commission in 1974, and the Commission subsequently adopted energy conservation standards for new residential buildings in 1977. In an effort to provide energy conservation and greater flexibility in meeting these standards, the standards were revised (effective June 1983) and are currently referred to as Title 24 of the California Administrative Code.

Objectives 1984: Reduce energy costs of housing for county residents and conserve energy resources.

The State adopted new energy standards through Title 24 that became effective July 1, 1988. These new standards are more restrictive and energy package submittals are required to be prepared by certified and licensed energy consultants. The Department of Building and Safety currently implements these requirements as they apply to all residential and non-residential construction. Statistics published by the California Energy Commission have verified the reduction of energy costs on a statewide basis due to the implementation of Title 24.

The Planning Department has amended Ordinance No. 460 pertaining to subdivision design to provide for future passive or natural heating or cooling opportunities, such as:

- Design of lot sizes and configuration to permit orientation of a structure in an east-west alignment for southern exposure.
- Orientating a structure to take advantage of existing shade or prevailing breezes.
- Requiring consideration be given to local climate, to contour, to configuration of the parcel to be divided and to other design and improvement requirements.

Objectives 1989: Continue to reduce energy costs of housing for county residents, and conserve energy resources. Any energy conservation programs applicable to residential design or construction shall be implemented through the Air Quality Element proposed for adoption in 1990.

Responsible Agencies: Department of Building and Safety and Planning Department.

Financing: Department budgets.

B.17. Program - Density Provisions for Efficient Growth

The county will continue to promote orderly and efficient growth by providing for higher density development in-fill situations and areas where services and infrastructure exist or will exist in the near future.

The Comprehensive General Plan Land Use Element has established five Land Use Categories (I-Heavy Urban, II-Urban, III-Rural, IV-Outlying Area, and V-Planned Community). These Land Use Categories have density ranges based on development standards for water, sewer, circulation and land use compatibility, and are consistent with planning area growth forecasts. The Category provisions recognize the housing needs of the County, and the appropriateness of higher density development in areas with adequate infrastructure and limited environmental concerns. Comprehensive General Plan density provisions are implemented through County review and approval of new development proposals and through planning for infrastructure.

Additional land use standards which may be established through the ongoing preparation of Community Plans will continue to recognize County housing needs and goals for orderly and efficient future growth. The Housing Lands Inventory (Housing Element Section VI) will provide additional information about areas suitable for residential growth based on physical conditions, infrastructure availability, and zoning.

Objectives 1984: Ongoing direction of new development to occur in an orderly and cost efficient manner.

In support of the objectives of this program, the Board of Supervisors directed the Planning Department to initiate work on a General Plan Growth Management Element. This element will incorporate regional growth issues; coordinate land use and public facility planning functions with cities, special districts, and the private sector; develop capital improvements plans; establish and update growth targets; develop analysis systems to review consistency between development proposals and regional plans; and implement a development monitoring system. A key instrument of the Growth Management Element will be the Geographic Information System (GIS) by which data will be collected and displayed.

The Growth Fiscal Impact Task Force (GROFIT) has developed fiscal impact analysis techniques used to estimate the "cost effectiveness" of development proposals and community plans relative to the county budget. Both fiscal information and level of service information will be used in the Growth Management Element to further efforts to encourage efficient growth. The Growth Management Element will include a Growth Management Map delineating urban, rural communities, rural, agricultural, open space, and future choice management areas and policies for development within those areas.

Information intended to be provided through the Housing Lands Inventory will be presented through the Growth Element's Annual Growth Report and in conjunction with the GIS, once completed.

Objectives 1989: Completion of the Growth Management Element by December 1989; ongoing development of the GIS; information and analysis provided by the GIS and Growth Management Element will provide direction for new development to occur in an orderly and cost efficient manner.

Responsible Agencies: Planning Department, in coordination with the Administrative Office: Growth Fiscal Impact Task Force (GROFIT), Department of Building and Safety, Road Department, Environmental Health Services Division, Flood Control District, and Fire Department.

Financing: Department budgets.

B.18. Program - Review of Countywide Development Mitigation Fee

The Administrative Office (GROFIT) has principal responsibility for this new program which became effective in September 1988. The program was instituted to collect a development mitigation fee on new residential development in the unincorporated County in order to provide a "fair share" of funds for new public facilities, regional parkland and open space needed to accommodate growth. The ordinance developed to implement the new fees provides specific exemptions to mobile homes not on a permanent foundation, and to publicly subsidized low income housing projects. A one-third reduction in the fees is provided to senior citizen projects meeting appropriate standards, and one bedroom and studio rental apartments. The exemptions and reductions noted were developed to accommodate the "affordable" range of the housing industry, where enforceable.

The Countywide Development Mitigation Fee program is based on anticipated growth and the associated Deed for new County facilities, parks and open space. The inventory of County needs was provided by individual County departments, and will be reviewed and updated annually if necessary. At a minimum, the fees will be adjusted each year to the rate of inflation to reflect the increased cost of providing the facilities.

In addition are a wide range of fees at the building permit stage and collected by Building and Safety. These included fees originating from county departments and agencies, as well as those to which the county is a signatory agency. To further accommodate housing meeting criteria of affordability to low and moderate income households, the range of fees collected at the building permit stage will be examined by HTAC with input from land use departments as necessary. Any proposed exemptions and/or reductions in fees would be subject to approval by the Board of Supervisors.

Objectives 1989: HTAC will review fees collected at the building permit stage by the Department of Building and Safety for impacts on housing affordable to low and moderate income households, with recommendations to be presented to the Board of Supervisors by January 1991.

Responsible agencies include the Administrative Office, in coordination with Building Services, the Planning Department and all other County Departments.

Financing: Department Budgets.

B.19. Program - Mortgage Credit Certificate Program

Mortgage Credit Certificates (MCC's) were authorized by federal legislation in 1984. The Riverside County MCC program officially began in August, 1988. An MCC entitles first-time homebuyers to a tax credit based on a percentage of the interest paid on their mortgage. In Riverside County, the MCC credit is 20%. This tax credit allows the buyer to qualify, more easily for a loan by increasing the effective income of the buyer.

The MCC program is administered in conjunction with local participating lenders. First-time homebuyers are pre-qualified by the participating lender and if they meet the program requirements an application is submitted to the MCC program administrator. Applications are reviewed on a first come first serve basis and, if qualified, a reservation letter is forwarded to the lender committing an MCC to that buyer. Closing affidavits are submitted last and the actual certificate is issued at that time.

The MCC funds are generated from Mortgage Revenue Bond (MRB) allocation. The county is allowed to exchange some or all of their authority to issue MRB's for the authority to issue MCC's. For every one dollar of MRB allocation, twenty-five cents of MCC allocation is derived. At the most, the county can exchange 25% of their MRB's for MCC's.

The amount of funds available over the next five years will depend mostly on the status of the tax codes in which the guidelines of the program lie. The current allocation is \$4,147,500. The MCC program will sunset on December 31, 1989 unless legislation is passed to continue the program.

To qualify for an MCC, the homebuyer must meet certain program guidelines. They must be a first-time homebuyer or not have had an ownership interest in a principal residence in the past three years. The maximum allowable income is \$41,630. The maximum purchase price for a new home is \$116,820 and \$99,990 for a resale home.

Objective 1989: Riverside County will assist over 340 first-time homebuyers.

Responsible Agencies: Economic Development Agency.

Financing: Mortgage Revenue Bond allocation.

B.20. Program - Fair Share Affordable Housing Program

The intent of this program is to encourage the production of residential units affordable to the county's special needs population. The special needs groups included: low- and moderate-income households, the elderly, the handicapped, homeless, migrant farmworkers and single parent households. A variety of housing in various locations, with access to public services, must be provided for these special needs households.

As land costs are an increasing and critical cost component in new housing construction, cost reduction of this component could provide significant savings for housing costs. The Housing Authority and nonprofit housing development corporations have expressed concern about the availability of sites. In utilizing the limited funding available to them to provide low-cost housing, they are having difficulty locating sites.

The development of a site donation program and/or in-lieu fees would begin to help in the provision of sites for a sorely needed land bank, which would be available to the Housing Authority and other nonprofit housing development corporations.

Broad participation by developers in a study to be conducted in fiscal year 1989/1990 will be essential to make this program viable. Some of the criteria to be addressed in the study will be:

- Determination of the types of development which will participate: residential, commercial, industrial, or a combination. Equitable participation by a broad base of the development community is a goal.
- The provision for housing affordable to low- and moderate-income households in communities throughout the county.
- The method for providing these units will be determined. Possibilities may include: fee generation, site donation, the construction of units or a combination.
- Dispersion of units throughout the county so an over concentration does not occur in a particular area or community of the county.
- Ensure that all existing and proposed communities have sites and units available for low- and moderate-income households.
- Annual production of 1500 to 2000 units that are available to low- and moderate income households. State criteria would be used to determine the affordability level.
- Housing would be provided to meet the needs of the full range of special needs population.
- Determination of the percentage of land to be donated and the amount of fee that a development would contribute.

Objectives 1989: A study will be conducted in FY 1989-90 to determine the method by which the county will develop a land banking program. The program, once developed, will be immediately implemented.

Responsible Agencies: Planning Department, Housing Authority, and Community Action.

Financing: Department Budgets.

B.21. Program - Public Service Opportunity

This program will provide for public service opportunities by county employees. In that the National Housing Task Force, in its report A Decent Place to Live (March 1988), identified the importance of community partners, i.e. civic or religious groups or nonprofit organizations, in the provision of low- and moderate-income housing, this program would provide county recognition of the importance of volunteerism in meeting the challenge of providing low cost housing.

Modeled on "executive lending" programs employed by some community volunteer organizations, this program would promote volunteer activity by all categories of county employees. The employee, in taking either vacation or compensatory time to volunteer for nonprofit housing projects for low- and moderate-income housing, would have up to forty hours matched by the county. This provision of time by the county would not be a loss per use to county government, but would be a gain in actuating county goals in providing housing to special needs groups.

Objectives 1989: Establishment of a provision for "matching hours" program in FY 1989-90 by county employees volunteering for nonprofit housing projects. Nonprofit groups and programs are to receive authorization for employee participation.

Responsible Agencies: Planning Department, Community Action, Housing Authority and Administrative Office.

Financing: Department Budgets.

B.22. Program - Housing Trust Fund

This program recognizes the importance of creating permanent, annually renewable revenues for existing housing needs and an administration responsible for developing criteria and oversight of their use. This trust fund will be used exclusively for affordable housing. It will generate jobs, income, tax revenues, and profitability for financial institutions. This housing trust could be the recipient of and administer sites or fees dedicated under Program B.20 Fair Share Affordable Housing.

- Assist in the consensus building necessary for adoption of the housing trust fund proposal;
- A legal review of pertinent state law and local ordinances;
- Market analysis and revenue projections for selected revenue sources;
- Specification of housing program uses, housing trust administration, and administration of revenue source programs.

Objectives 1989: Develop a proposal for a Housing Trust and dedicated revenue sources to be presented to the Board of Supervisors in January 1992.

Responsible Agencies: Planning Department, Housing Authority, Administrative Office, and Assessors Office in conjunction with the Auditor-Controller.

Financing: Department Budgets.

C. HOUSING OPPORTUNITY

HOUSING OPPORTUNITY - ISSUES

Not all residents of Riverside County have the same access to decent housing adequate for their individual needs. Low- and moderate-income people have a much more limited ability to obtain decent housing since they must select from a limited supply at a narrow price range. Apart from providing housing opportunities affordable to all income groups, the county needs to identify and address the housing needs of special needs groups, such as farmworkers, minority persons, the elderly, handicapped and the homeless.

Riverside County's agricultural areas experience seasonal influxes of thousands of migrant farmworkers. These workers suffer some of the worst housing conditions in the county albeit on a temporary basis. Due to the severity and complexity of the problem, an issue report on Farmworker Housing in Riverside County is provided as an appendix.

Historically, ethnic minorities, the aged, female headed households, and families with children have in some instances encountered limited housing opportunity. Some in these groups have below average income levels, further complicating their housing problems.

Fair Housing Act of 1968, the federal law which prohibits discrimination based on race, color, religion, sex or national origin. The Fair Housing Amendments Act of 1988, which was enacted September 13, 1988 and became effective on March 12, 1989, expands coverage of Title VIII to prohibit discriminatory housing practices based on handicap and familial status.

The Fair Employment and Housing Act of 1963, which includes the California Fair Housing Law (Rumford Housing Act), is the primary state law which prohibits discrimination in housing accommodations because of race, color, religion, sex, marital status, national origin and ancestry. This applies to the rental, sale, or financing of any residential dwelling excluding an individual room in an owner's house.

Unruh Civil Rights Act prohibits discrimination on the basis of a person's race, color, sex, national origin, religion, or ancestry in the provision of goods and services including the business activities of landlords and real estate brokers with respect to the sale of housing. In addition, the California Supreme Court in 1982 ruled child discrimination is an illegal form of arbitrary discrimination. Civil code sections 51.2 and 51.3 added to Unruh Civil Rights Act Section 51.2 reads in part, "Section 51 shall be construed to prohibit business establishments from discrimination in the sale or rental of housing based upon age". California Civil Code, Section 54.1 - 54.3 specifically prohibits discrimination against the physically handicapped.

The Department of Fair Employment and Housing is empowered to receive complaints of housing discrimination and may take any action necessary to correct the incident of discrimination in question including ordering the sale or rental of the housing (or comparable housing), ordering financial assistance, or awarding payment to the complainant of actual damages and punitive damages up to \$1,000. The Federal Fair Housing Amendments Act of 1988, 1) permits aggrieved persons to avail themselves of an administrative enforcement process, but allows any party the option of a jury trial, 2) allows civil penalties in administrative proceedings, of \$10,000 for the first offense, up to \$25,000 for the second offense, and up to \$50,000 for a third offense, 3) allows fines in "pattern or practice" cases filed in federal court by the Department of Justice of up to \$50,000 for the first offense and up to \$100,000 for the second and succeeding offenses, and 4) authorizes the Secretary of Housing and Urban Development to investigate fair housing discrimination complaints.

Housing segregation is less widespread in unincorporated Riverside County than in major cities in California, although many rural communities in the county do have concentrations of minority people and elderly persons. To some extent, this concentration is a matter of choice in being with those of similar age, background, national or regional origin and lifestyle. Housing segregation does exist in unincorporated Riverside county which has resulted in racial clustering of ethnic and minority groups. To date, 354 housing discrimination complaints have been filed with the Fair Housing Program to the extent that discrimination does occur. The Fair Housing Program has instituted actions to ensure the appropriate redress for victims of housing discrimination.

The following policies and programs have been initiated to address the housing needs and opportunities of special needs groups. The Fair Housing Program is the central agency in the county to investigate and take action on housing discrimination complaints.

HOUSING OPPORTUNITY - POLICIES

1. Promote open and inclusive communities in the furtherance of equal housing opportunities.
2. Promote adequate opportunities for decent, safe and sound housing for the elderly, disabled and handicapped, minorities, farm laborers, single parent households and the homeless.
3. Promote accessibility for the disabled and handicapped in residential developments.

HOUSING OPPORTUNITY - PROGRAMS

C.1. Program - Funding for Special Needs Housing

The county will seek and utilize all available funding programs for the rehabilitation and construction of dwelling units in an effort to accommodate the housing needs which are unique to special needs groups which include the disabled and handicapped, the elderly, minorities, farmworkers, single parent households and the homeless. Changes in state and federal grants and loan programs will be closely monitored, and new funding sources for special needs groups will be actively pursued.

Some of the housing needs of special needs groups are associated with the inability to afford safe and decent housing due to their low income economic status. Thus, many of the conservation and affordable housing programs provide a significant amount of housing for special needs groups, particularly the elderly and handicapped.

Objectives 1984: The quantified objectives for the number of households that may be assisted under this program coincide with the objectives referenced under Program 1 in the "Conservation of Housing and Communities" section and Program 1 through 6, 15 and 16 in the "Affordable Housing" section as they related to special needs groups. In addition, 12 households will be assisted through the Aftercare Housing Program.

During the time frame of the 1984 Element, the county has been able to address some of the housing problems of the special needs groups. Some of the quantified objectives under the conservation of housing and communities programs and the affordable housing programs have contributed toward meeting the housing needs of the special needs groups. In the cases where objectives were not met, lack of funding was the major reason.

Departments and agencies are constantly searching for new funding sources to help alleviate the problems of the elderly, disabled and handicapped, minorities, farmworkers, single parents and the homeless.

As funding becomes more scarce at federal and state levels, local and private sources must be cultivated to meet the housing needs of the special needs groups.

Objectives 1989: Continue to search for funding to meet the housing needs of the special needs groups. The quantified objectives are established throughout Programs A and B.

Responsible Agencies: Housing Authority and Economic Development Agency.

Financing: HUD, Farmers Home Administration, Community Development Block Grant funds and department budgets.

C.2. Program - Housing Referral Service

Housing information and referral services will continue to be provided for low- and moderate-income persons and the special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations (CBO's) and other service providers of the requested service or assistance.

Objectives 1984: Continue to provide information and referral services on an as-needed basis.

The county has been able to provide housing information and referral services via a network of public agencies and CBO'S. A list of CBO's is found in Appendix M.

It is recommended that a directory of services and information be developed, so "front line" people can direct inquiries to the proper department or agency. Training these "front line" people is very important in addressing the needs of the special needs groups.

Objectives 1989: Continue to provide information and referral services on an as-needed basis. Develop a directory of available services and sources for assisting low - and moderate-income persons in FY 1990-91.

Responsible Agencies: Department of Community Action, Economic Development Agency, Housing Authority and Office on Aging.

Financing: Department budgets.

C.3. Program - Mobile Home Park Rent Mediation

A significant number of mobile homes in Riverside County are located in mobile home parks. Moreover, many of the mobile home parks have provided established residences for many county residents for a number of years. Unlike apartment tenants or residents of other rental properties, mobile home park residents make a substantial investment in a residence for which space is either rented or leased. Consequently, the removal or relocation of a mobile home due to an increase in rent for a space is generally accomplished at a substantial cost.

In view of this situation, the county has implemented County Ordinance No. 606 which established a Mobile Home Rent Review Commission. The Commission is responsible for arbitrating disputes between mobile home tenants and park owners over proposed rental increases. The program provides voluntary mediation at the park level and affects all mobile home parks located in the unincorporated portion of the county.

Objectives 1984: The county will continue to provide mediation services for cases which are appealed to the Mobile Home Rent Review Commission.

Since the adoption of Ordinance No. 606 most disputes have been resolved at the park level without a Board hearing. The following cases have been filed with regard to the ordinance:

Active Cases	5
(Park Level Mediation in Progress - 5)	
(Scheduled for Commission Hearing - 0)	
Terminated Cases (Lack of Action)	9
Withdrawn Petitions	14
Cases Settled at Park Level	26
Cases Settled by Commission	8
(Park Owner Prevailed - 6)	
(Park Residential Prevailed -	
<hr/>	
Total Cases	62

Due to the new provisions in the Federal Housing Amendments Act of 1988 which prohibits adult-only complexes in both apartments and mobile home parks unless designated a senior park, the Fair Housing Program will be a resource to ensure compliance with the regulations. The Program will continue to provide information to the public and referral to the mobile home rent review commission when appropriate.

It is recommended that this program be continued as a method of resolving mobile home park rent disputes.

Objectives 1989: The county will continue to provide mediation services for cases which are appealed to the mobile Home Rent Review Commission.

Responsible Agency: Administrative Office

Financing: Department budget.

C.4. Program - Protection of Mobile Home Park and Apartment Tenants

In an effort to protect mobile home parks and apartment tenants, the county shall consider amendments to the zoning ordinance regarding conversions of mobile home parks and apartments to other uses.

When a mobile home park conversion is proposed, the ordinance would require the subdivider to file a report which addresses the impact of the conversion upon displaced residents and whether there are adequate and available replacement spaces. This report is based on provisions in the State Subdivision Map Act (Section 66427.4).

When apartment conversions are proposed, the ordinance would require that at least 60 days prior to the filing of an application for the conversion, the subdivider would submit the proposed plan to all existing tenants and a notice to persons applying for rentals which details the owner's plan to file a tentative map or convert the building to a condominium, community apartment or stock cooperative project. This report is based on provisions in the State Subdivision Map Act (Section 66452.8 et. seq.).

Objectives 1984: Proposed amendments shall be submitted to the Board of Supervisors within Fiscal Year 1986-1987.

The objective of the 1984 Element was not accomplished. Due to a lack of conversions in the county, amending the ordinance was not considered necessary. However, the issue may arise because of recent fair housing legislation and the establishment of county redevelopment areas. Many of the redevelopment areas include mobile home parks that may potentially be involved in conversion. In growing urban areas older parks are under economic pressure to convert to more profitable uses.

It is recommended that the program be maintained and the following legislation be incorporated into the amendment process to implement it:

- **Senate Bill 316 (Craven), Chapter 1260, requires a report on the impact of closing or converting a mobile home park on existing residents unless the closure or conversion resulted from bankruptcy.**
- **Senate Bill 484 (Craven), Chapter 555, includes provisions to aid in the financing of a new program; Mobile Home Park Assistance Program, Part I, Title 25, Chapter 7, Subchapter 13 which provides financial and technical assistance for mobile home park residents who wish to purchase their mobile home parks and convert the parks to resident ownership. The program provides loans at seven percent interest to low-income individuals and to resident organizations for the purpose of financing the costs of converting to resident ownership and for the purpose of reducing monthly housing costs to an affordable level.**
- **Assembly Bill 3085 (Cortese), Chapter 88-171, a local government or planning agency must file a report on the impact of the conversion, closure or cessation of a mobile home park, if a decision is made not to renew a conditional use permit or zoning ordinance under which it has been operating.**

Objectives 1989: Proposed amendments shall be submitted to the Board of Supervisors as the need arises.

Responsible Agency: Planning Department.

Financing: County department budget.

C.5. Program - Riverside County Coordination of Farmworker Housing Issues

County departments and agencies will work together on an ongoing basis to identify farmworker housing problems and develop solutions to address the problems. Activities will include research to better establish the scope of the problem and coordination with farmworkers, growers, agencies and groups involved with farmworker housing in Riverside County.

Research on farmworker housing should be focused on the following areas:

- Identification of geographical areas of housing need within the three primary agricultural regions of the county;
- Quantification of the number of resident farmworkers that are ill-housed based on overpayment, overcrowding and substandard structures;
- Estimation of the number of migrant farmworkers that are ill-housed by time of year, duration of stay in the county and geographical region; and
- Research of the possible alternative housing forms and means of housing development for migrant and resident farmworkers.

Coordination of efforts in support of farmworker housing improvements should occur in the following ways:

- Cooperation among county departments and agencies involved in housing;
- Participation in meetings with farmworkers through community-based organizations and local housing coalitions; and
- Active participation in meetings with the Coachella Valley Association of Governments Housing Committee, the Southern California Association of Governments and other agencies concerned with the provisions of farmworker housing.

The above research activities will include the consideration of the following activities as possible future programs:

- A self-help program whereby farmworkers work collectively to construct their own homes or rehabilitate existing housing to reduce the cost of housing with the technical guidance of the county;
- Further use of state and federally funded program for the rehabilitation of substandard structures;
- Establishment of a technical assistance service provided by the park to help local residents establish housing and mobile home park ownership cooperatives;

- Acquisition of land by the county for the purposes of constructing low-cost housing for farmworkers under a County land bank;
- Further use of federal and state funds to construct low cost resident farmworker housing; and
- Further use of federal and state funds to construct temporary housing for migrant farmworkers.

In that the housing needs and conditions of farm laborers is a critical issue in Riverside County, the county will regularly monitor legislative activities at the state and federal level and actively support legislation for farmworker housing through letters of support, contact with state government representatives and correspondence with the California Coalition for Rural Housing. Discussion of these legislative activities will be provided in the Annual Housing Status Report. The Housing Technical Advisory Committee shall maintain active records of changes in state and federal grants that apply to farmworkers housing.

Objectives 1984: Establishment of an action oriented farmworker housing program in Riverside County including the creation of community coalitions, a series of public meetings, maintenance of an up-to-date data base and the establishment of new programs to meet identified needs. Initiation of program upon adoption of the Housing Element in Fiscal Year 1985-1986.

The county has made progress in coordinating efforts on farmworker housing in the areas of research, cooperation among county departments and agencies, and in activities resulting in the production of adequate, low cost housing for farmworkers. Research includes:

- **1985 Status on Poverty Report** by the Department of Community Action which documented the critical need for farmworker housing.
- **1986 Farmworker and Low Income Housing Needs Assessment for the Lower Coachella Valley Housing Coalition.**
- **1988-1989 (pending) Farmworker Survey for Western Riverside County.**

Farmworker Housing, as an issue, was raised in prominence through a number of hearings and workshops held in the county in the past several years. These included:

- **Coachella Valley Housing Workshop** held 10-4-85 in Indio, focused on provision of farmworker housing and was attended by local, state, and federal housing officials, and local and state legislators. Specific measures which were suggested in the workshop as a strategy for producing units are currently being implemented by the County's only nonprofit housing coalition, by the County entities and by private developers.
- **Farmworker Housing Conference** held 10-1-86 in Riverside, focused on farmworker housing issues in Western Riverside County.

- **Hearings held 3-23-87 in Coachella sponsored by the State Department of Housing and Community Development in response to Senator Bradley's bill on Migrant Farmworker Housing.**
- **Hearings held 5-14-87 in Indio by the State Department of Housing and Community Development regarding Farm Labor Housing Rehabilitation Loan Program.**

County agency's involvement in farmworker housing includes:

- **Funding of Coachella Valley Housing Coalition by the Department of Community Action.**
- **Funding of Campesinos Unidos, Inc. by the Economic Development Agency.**
- **Monitoring of 80 active labor camps in Riverside County by the Health Department's Environmental Division.**
- **Prosecution of farm labor camp housing violations by the County District Attorney.**
- **Funding of a staff position in the Farmers Home Administration Office by the Department of Community Action and the State Department of Housing and Community Development for the purpose of accelerating loan processing.**
- **Surveys, funding source research, planning and development for farmworker housing is accomplished by the Housing Authority, which acts as a liaison in conjunction with State, County, and private sector representatives.**

This involvement has resulted in the following farmworker or rural housing projects which have been completed or begun:

- **Pueblo Nuevo Apartments**
City of Coachella
Farmers Home Administration (FmHA) Section 514/516, State Housing and Community Development (HCD) funding
50 units (multi-family)
Coachella Valley Housing Coalition
- **Las Casas**
City of Coachella
FmHA Section 514/516, State HCD funding
50 units (multi-family)
Coachella Valley Housing Coalition

- **Mecca Migrant Farmworker Campground (10 acres)**
County of Riverside
State HCD funding
50 units (Ramada Type Shelter)
County Housing Authority
- **Coachella & Palo Verde Valley**
County of Riverside
Community Development Block Grant (CDBG) funding
40 lots (FmHA Self-Help Program)
County Economic Development Agency
- **Ripley Farmworker Housing Project**
Community of Ripley
FmHA Section 514/516 and State HCD funding
100 units (duplex units)
County Housing Authority

Monitoring of legislative activities has occurred as a function of the Housing Technical Advisory Committee with an annual summary of legislation provided in the Annual Housing Status Report.

Objectives 1989: The county continues to view farmworker housing as one of the most critical areas of need and will continue its emphasis on housing production directed to this segment of the population. The Department of Community Action estimates that assistance to 500 families per year will be made available over the next five years.

Responsible Agencies: Planning Department in coordination with the Economic Development Agency, Housing Authority, Department of Community, Action, Department of Building and Safety, and Environmental Health Services Division.

Financing: Department budgets.

C.6. Program - Review of County Regulations on Farmworker Housing

The county will review the General Plan Land Use Element and Open Space and Conservation Map, Riverside County Ordinances Nos. 348 and 460, and the county's

Building Code to ensure that land use regulations permit an adequate supply of housing to meet the farmworker housing needs of the area.

The county will identify areas where farmworker housing is of inadequate supply within the Coachella Valley, Alessandro District, and Palo Verde Valley. The applicable community plans and policies, land use element, Open Space and Conservation Map, zoning and land

division ordinances, and building codes shall be reviewed to identify sections of these regulations that may unnecessarily impede the construction of farmworker housing. Throughout this process, the need for alternative and temporary housing forms shall be considered. Amendments and/or revisions to county regulations shall be undertaken as necessary and appropriate.

Objectives 1984: Review of land use regulations shall be undertaken in the Coachella Valley, followed by the Alessandro District and the Palo Verde Valley. Initiate program and present findings to Board of Supervisors in Fiscal Year 1985-1986.

The Comprehensive General Plan Open Space and Conservation Element and Land Use Element, including adopted community plans and policies, have been reviewed as to their impact on the provision of farmworker housing. Land use and land division ordinances,

building codes, along with applicable health and safety codes have also been reviewed to identify sections of these regulations that may unnecessarily impede the construction of farmworker housing. The following changes have been made:

Open Space and Conservation Element

CGPA No. 1: The Open Space and Conservation Map was amended to adjust boundaries of land use designations in the county to accurately reflect agricultural areas. The text of this element was also amended to permit farmworker housing as an allowable land use in the agriculture designation.

Land Use Element

CGPA No. 49: The Eastern Coachella Valley Plan (ECVP) was amended to include, as an additional goal of the community policies, the following:

The development of affordable housing in order to promote a balance of employment and housing opportunities in the ECVP area.

The Land Use Policies of the ECVP were amended to include the following:

Land Use Policies - General

In order to encourage farmworkers' housing opportunities in the Eastern Coachella Valley area, farmworker mobile home parks and trailer (R.V.) parks, as an interim land use, may be found consistent within the residential categories of 3A, 3B, and 4 and the industrial/manufacturing category under the following circumstances.

1. The area in which the proposal is located appears to be predominantly agricultural in nature and it does not appear it will change it in the near future.

2. The proposal is an interim use (five to ten years) and will not substantially affect the existing character of the area.
3. Adequate infrastructure exists in the area to ensure safe, sound and decent housing for farmworkers.
4. The proposal will not create any significant land use incompatibilities.
5. The proposal will not jeopardize public health, safety and welfare.

Land Use Policies - Open Space and Conservation

Farmworkers' housing is as follows:

1. A mobile home or travel trailer park for rental by agricultural workers wherein not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers, as defined by Land Use Ordinance No. 348, for a period of time not to exceed nine months in any 12 month period. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.
2. Permanent housing developed for agricultural workers through the Housing Authority, County Economic Development Agency, State Department of Housing and Community Development, Farmers Home Administration or other state or federally subsidized housing project for agricultural workers.

Ordinance No. 348 was amended to include:

Sections 19.95 - 19.102 Recreational Vehicle Parks; intent, uses, development standards, and requirements for permits to allow extended occupancy and permanent occupancy.

Sections 21.62 and 21.62a which define recreational vehicles and recreational vehicle parks, categorizing them as Vacation Recreational Vehicle Parks (occupancy not to exceed thirty consecutive days or 120 days in one calendar year), Extended Occupancy Parks (occupancy, not to exceed nine months in any one calendar year) and Permanent Occupancy Parks (no limit on the duration of occupancy).

Objectives 1989: Continued review of Countywide land use regulations, with emphasis on new community policies affecting the Alessandro District and the Palo Verde Valley.

Responsible Agencies: Planning Department, the Department of Building and Safety, and Environmental Health Services Division of the Health Department.

Financing: Department budgets.

C.7. Program - Fair Housing Program

In order to promote and facilitate the achievement of the goal of fair housing, the County will implement a comprehensive fair housing program. The intent of the program will be to reduce, remedy and prevent housing discrimination and other impediments to equal housing opportunities. The program will include: community outreach and education on rights and responsibilities of home seekers and landlords relative to fair housing laws; affirmative action workshops conducted for the housing industry relative to fair housing laws; landlord/tenant counseling and mediation; and investigation, referral and prosecution of housing discrimination complaints.

A subcommittee created from the Housing Technical Advisory Committee will conduct a feasibility study in order to: assess and document the nature and incidence of housing discrimination complaints filed in Riverside County; identify, define and evaluate various fair housing strategies that should be considered for implementation and that will effectively implement the aforementioned program components; and assess funding opportunities that are available for implementing and maintaining a fair housing program specifically through the use of HUD funds and CDBG entitlement monies.

Objectives 1984: Submit findings of the study to the Board of Supervisors within Fiscal Year 1984-1985. Initiate and implement program within Fiscal Year 1985-1986.

The New Horizons Fair Housing Program was established in 1986 pursuant to the Memorandum of Understanding between the Riverside County Board of Supervisors and the Department of Housing and Urban Development (HUD). This significant step initiated the creation of the Fair Housing Program and concurrently met the program requirements as prescribed by HUD, Community Development Block Grant (CDBG) regulations and the County Comprehensive General Plan. The Fair Housing Program has developed a comprehensive approach to affirmatively further and ensure equal access to housing for all persons, via essential services and special program activities and projects. The components incorporate education, enforcement and training. Primary services: counseling, discrimination complaint investigation, landlord/tenant mediation, training, technical assistance and educational outreach forums. In addition, the Program has developed an attorney referral roster and provides housing referral information to the public. The Fair Housing Program is also an advocate for affordable housing, legislative reform, local compliance and research projects relative to fair housing and human rights issues.

The Fair Housing Program will be the primary county entity to monitor, implement and ensure compliance with the provisions of the Federal Fair Housing Amendments Act of 1988, which became effective on March 12, 1989. The new law strengthens the enforcement measure against discrimination in housing and adds persons with handicaps and families with children to those protected under Title VIII of the 1968 Civil Rights Act. It also provides for monetary penalties in cases where housing discrimination is found. The Program will continue to work with the State Department of Fair Employment and Housing and HUD in the referral, enforcement and resolution of housing discrimination cases. Additionally, the program will work with county agencies regarding those provisions in the Act which are germane to their respective areas of authority.

The Fair Housing Program has initiated and completed three research projects. First, The County Minority Needs Assessment, which indicated the major problems facing ethnic, minority and special interest groups were: affordable housing, substandard units, code enforcement and racial clustering. Second, The Targeted Community Survey highlighted: 1) the lack of decent and affordable housing for low- and moderate-income households, 2) the lack of financial assistance programs for purchase and the decreasing availability of subsidized and public housing, 3) that households with children and single parent households were regarded as most likely to face discrimination and 4) households were most likely to face instances of discrimination when they tried to move into a particular neighborhood or complex. Lastly, The Housing Rental Market Survey, which provided data as to the scope and extent of discrimination against families with children. The documentation clearly substantiated the pervasiveness of this discriminatory practice.

The above stated research activities have assisted in identifying key fair housing issues and establishing program priorities. Therefore, after review and assessment, the following projects will be pursued.

- Countywide test and audit program to assess housing discrimination in the rental housing market.
- City and county of Riverside child discrimination ordinances to provide local administrative remedy in these cases.
- Collaboration with the Coachella Valley Housing Coalition in the development of a county illegal conversion ordinance to address code violations and substandard housing conditions.
- Community reinvestment financial industry survey to assess banking services and lending patterns relative to low- and moderate-income communities.

The Fair Housing Program has developed a productive working relationship with the housing industry through the establishment of the Riverside Area Community Housing Resource Board to work with the industry in providing training, education and monitoring activities. The Fair Housing Task Force has worked with the program to assess fair housing needs and develop an overall county strategy. The previously stated research activities and proposed projects have been the results of these efforts.

Objectives 1989: Continue to promote the reduction and prevention of housing related discrimination and other impediments to equal housing opportunity.

Responsible Agencies: Housing Authority, Department of Community Action, Economic Development Agency and Planning Department.

Financing: Department budgets.

C.8. Program - Residential Accessibility

All Riverside County sponsored or funded projects shall be reviewed to ensure the accessibility of residential units to disabled persons. This would include residential units rehabilitated and constructed through programs in this element.

Objective 1984: To increase accessibility of residential units for disabled individuals. The development of guidelines will be accomplished within Fiscal Year 1984-85.

The Planning Department reviews plot plans, conditional use permits, planned residential developments and other private development application permits to which the handicapped accessibility/adaptability standards may apply. Particular attention during design review is directed to exterior circulation and parking needs, circulation from the parking lot to the building, and circulation around the building, including paths of travel.

The Department of Building and Safety reviews the design and circulation of interior structures. Included in their review are such design items as floor levels, door size, doorways, handrails, ramp landings, corridors, and kitchen/bathroom circulation.

To ensure a greater degree of consistency between the public and private sector and between county departments, the Housing Technical Advisory Committee (HTAC), formed a subcommittee on accessibility consisting of the Planning Department, Department of Building and Safety, and the Development Disabilities Area Board No. 12 to develop guidelines to implement Title 24 of the State Building Code. Additionally, the subcommittee will address further guidelines on accessibility on a continuing basis along with reviewing any problems which are pertinent to Riverside County.

The Fair Housing Amendments Act of 1988 established national accessibility and adaptability standards for new multifamily construction. A synopsis of those standards is included in Appendix 0. As these new requirements are incorporated into the State Building Code, they will be implemented by the Building and Safety Department.

Objectives 1989: Continue to increase accessibility of residential units for disabled individuals and implement any additional requirements of the State Building Code.

Responsible Agencies: Planning Department, Department of Building and Safety and the Fair Housing Program of the Housing Authority.

Financing: Department budgets.

C.9. Program - Shared Housing

Shared Housing, a Riverside Experience (S.H.A.R.E.) is a nonprofit entity developed to promote homesharing. S.H.A.R.E. is a voluntary arrangement between participants, offering

alternatives to persons unable to afford to maintain safe and suitable housing. The primary objective is to facilitate the matching of seniors who want to share housing. Home sharing is not limited to the elderly or just two people. Intergenerational matches can be quite successful and many couples are among home sharers. Sharing can be a viable answer to housing companionship and security needs. The City of Riverside and Riverside County participate in this program and countywide expansion is an ongoing process.

Objectives 1984: To increase housing opportunities for senior citizens and other county residents through shared housing. For Fiscal Year 1984-1985, the objective is to set up 153 shared households within the City of Riverside and county unincorporated area households.

The number of households created within the county unincorporated area cannot be accurately determined. It is dependent on the number of home owners within the county unincorporated area willing to participate in the program. Continuance of the project is dependent on funding.

In order to make information available to all areas of the county, a S.H.A.R.E. registry has been instituted. The registry is a printout of all home seekers and providers, sent monthly to magnet centers within the county. These centers are maintained by volunteers who take applications from persons who live in and around the magnet centers.

The recent expansion of the program to the Desert area has been accomplished with volunteer staff in Cathedral City and Palm Desert. A satellite office is being established at the Senior Center in Indio. Other offices include Hemet and take Elsinore. A provider will be contracted to provide services in the Palo Verde Valley in fiscal year 1989/1990. Each of the offices serve the surrounding county areas as well.

Funding for the program is provided by the Older American Act (Title III B and Title V), County Office on Aging and Community Development Block Grant (CDBG) funds, with matching funds from the County of Riverside and City of Riverside, State of California (one year remaining on a two year grant, plus an additional one year grant), Department of Community Action and private donations.

Shared housing placements were projected to be 1,770 for the time frame of April 1985 to April 1990. As of June 1988, 1,390 placements have been made. The program has been very successful in accomplishing its objectives.

Objectives 1989: To increase housing opportunities for senior citizens and other County residents through shared housing. SHARE projects 7,800 applications with 3,440 matches for the time frame of June 1989 to July 1994.

Responsible Agency: Office on Aging

Financing: Older American Act Fund (Title IV B and Title V) and CDBG funds with matching money from the County of Riverside and City of Riverside.

C.10. Program - Emergency Shelter Assistance

Emergency shelter assistance is provided for persons and families needing emergency shelter. Program activities include information and referral services and coordination with community-based organizations, charitable organizations and religious organizations that directly provide emergency shelter assistance.

The program coordination component will be expanded whereby the county will assist community groups in generating and developing resources to fund emergency shelter projects through the following activities:

- Provide assistance in identifying funding sources;
- Interact with funding sources in order to facilitate financial assistance for interested groups;
- Provide technical assistance with funding applications; and
- Generate letters of support for emergency shelter projects.

Objective 1984: Facilitate coordination between the county and community groups to implement emergency shelter assistance programs in the unincorporated County.

During 1985, an Emergency Housing Task Force was established with the purpose of reviewing the homeless problem in Riverside County and developing recommendations.

The study estimated the entire county homeless population between 3,000 and 5,000 persons. It was also concluded that the loose network of service provision, while admirable, was not working efficiently and was not sufficient to address the problem.

Specific recommendations of the study included the establishment of a paid position within the county structure to coordinate the efforts of the various non-profits and public agencies to achieve a more effective service delivery; to identify sites for emergency transitional housing; to formulate and assist in the implementation of a variety of shelter facilities and/or shelter programs; and to establish and monitor a clearinghouse.

The Department of Community Action had its new position of Homeless Services Manager filled in November 1988. The manager is responsible for coordination of services and programs provided throughout the county. The Department of Community Action has been designated the administrative entity for services for the homeless. It administers funding, conducts RFPs, makes grants, monitors the network and submits reports to local, state and federal sources. The amount of funding the county is providing for supporting the present system for 1989 is:

ESG	\$ 80,000
CSBG-H	44,000
CSBG	35,000
CSBG-LI	10,000
DPSS	1,000,000
Mental Health	<u>52,000</u>
Total	\$1,221,000

Site identification is both specific and general in the county. Specific sites include National Guard armories throughout the county and shelters in various cities. See Appendix K for a listing of emergency shelters. Of the shelters listed, the Coachella Valley Rescue Mission is the only one in the unincorporated county.

Some of these sites are used when temperatures fall below 40 degrees or 50 degrees with rain and were available both the winters of 1987-1988 and 1988-1989 as part of the Emergency Cold Weather Shelter Program. Since the homeless tend to congregate in urban areas, the county provides assistance and support to shelters throughout the county including the incorporated areas. As the county urbanizes, especially in the rapidly growing southwest, siting criteria will be developed to further provide for emergency shelters.

In expanding this program, general criteria should be developed and amendments made as necessary to Ordinance No. 348. Suggested criteria for siting Emergency Shelters could include:

- Reasonable proximity to public agencies and services
- Availability of transportation services
- Site development extent
- Consistency with the general plan
- Demonstrated benefit to the homeless in a particular location
- Avoidance of an over concentration of emergency shelters in a particular area
- Avoidance of immediate or potential hazards from land uses in the vicinity

Additional development considerations are that regulations and design standards not be so restrictive as to prevent development and that space and occupancy standards conform with the Uniform Building Code.

A comprehensive approach will include permanent emergency shelters that provide for immediate and temporary needs throughout the county; transitional housing, the link between homelessness and permanent housing, both short term and long term for those needing intensive case management; and, lastly, construction of low-cost affordable housing for very low income persons.

Objectives 1989: Facilitate coordination between the county, cities and community groups to implement emergency shelters and assistance programs throughout the county. Ordinance amendments should be developed in FY 1989-90. Support the Comprehensive

Homeless Plan developed by the Department of Community Action and continue to financially support the various shelters within the cities and unincorporated area of the county (See Appendix K for the Comprehensive Homeless Plan).

Responsible Agencies: Department of Community Action, Department of Public Social Services, Economic Development Agency, Housing Authority, Office on Aging and Planning Department.

Financing: Older Americans Act, Community Services Block Grant Local Initiative Program and Department Budgets.

C.11 Program - County Designated Housing Coordinator

Riverside County has no "lead person" who specifically coordinates the county's housing programs, such as those of the Housing Element. During public hearings regarding adoption of the current Housing Element, the Board of Supervisors and Planning Commission expressed the need to create such a position.

The County Designated Housing Coordinator will oversee various county agency's housing programs in order to provide housing opportunities for identified special needs groups. The Housing Coordinator will work closely with the Housing Technical Advisory Committee to:

- Coordinate strategy plans and housing related activities of county agencies;
- Advise the Board of Supervisors on housing issues;
- Implement new and revised Riverside County Housing Element programs to meet goals for low income housing production;
- Establish priorities for use of available funds;
- Coordinate the incorporation of low income housing within proposed land development projects;
- Provide public information and periodic progress reports

Objectives: Develop job description and employment criteria for County Designated Housing Coordinator position.

Responsible Agencies: Environmental Health, Department of Building and Safety, Planning Department, Administrative Office, Department of Community Action, Office of Aging, and Housing Authority, and Economic Development Agency.

D. PROVISION OF HOUSING SITES

PROVISION OF HOUSING SITES - ISSUES

An important way that county government is involved with housing is through the identification of the future development potential of land. This is done by applying Comprehensive General Plan Land Use designations and zoning designations to property within the unincorporated county area as guidelines for future growth.

The Comprehensive General Plan Land Use Element identifies land as appropriate for Heavy Urban, Urban, Rural, Outlying or Open Space type of uses. Each of these designations carries with it a variety of permitted land uses, including housing development, commercial, industrial, mixed uses, or conservation area. These uses are designated on the basis of the physical conditions of the property, availability of public facilities and services such as water, sewer and roads, and compatibility with existing development and community in the surrounding area. Zoning identifies more specific types of residential, commercial, industrial or open space land uses, and other standards and requirements for property development.

Pursuant to the State of California planning and zoning laws, local governments must utilize these land use controls in a manner to ensure that sufficient development opportunities for housing are provided which will accommodate the locality's share of regional and state housing needs.

The California Government Code also requires the County of Riverside Housing Element to contain an inventory of land suitable for residential development. The land inventory has a threefold purpose:

- Identify the number and location of suitable sites with limited environmental constraints which will facilitate the development of a variety of housing;
- Provide an analysis of the relationship of suitable sites to zoning for determining the number of dwelling units that can be constructed;
- Provide an analysis of the availability of public facilities and services to suitable sites.

PROVISION OF HOUSING SITES - POLICIES

1. Identify areas of the county with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.
2. Establish a system to maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure, and appropriate zoning for the provision of sufficient housing sites.

PROVISION OF HOUSING SITES - PROGRAMS

D.1 Program - Housing Lands Inventory/Geographic Information System

The county will continue to maintain a Housing Lands Inventory in conjunction with the Comprehensive General Plan Mapping System and the county's Development Monitoring System.

The Inventory provides information about suitable sites for housing development through the collection of data concerning environmental conditions, levels of infrastructure and public services, zoning, existing development, and current development activity. The Inventory, along with the Mapping System and Development Monitoring System, has two primary purposes:

- To aid in long-range county planning for land uses, infrastructure and services. environmental protection, and housing development.
- To aid in **short-term** decision-making on proposed land uses by county officials, service purveyors, **developers** and citizens.

The **Housing Lands Inventory** identifies buildable parcels for residential development within four component areas of the unincorporated county (each described in detail in Programs 2, 3, 4 and 5):

- Urban and Rural Areas
- Specific Plan Lands

- County-Owned Lands
- Redevelopment Areas

The identification of parcels as suitable for residential development is not to be construed as a general plan designation of these sites for residential land use. The inventory is intended to be informational only. The Comprehensive General Plan Land Use Element has established five Land Use Categories, each permitting a variety of different land uses including residential uses, and that Element should be consulted for the Land Use Designation.

The Comprehensive General Plan Mapping System, described in the Mapping System and Background Data Element, provides information maps of existing conditions as well as policy maps of land use designations. This mapping system provides geographic information that constitutes the basis of the Housing Land Inventory analysis of buildable sites.

The Development Monitoring System (DMS), described in Program 5 of the Regional Element, tracks development activity including project submittals, approvals and recordations of permits for land divisions, zone changes, plot plans, use permits and building activity. In conjunction with the base information of the Housing Lands Inventory, the DMS is useful in updating growth forecasts, planning for public facilities and services, assessing environmental and fiscal impacts, and designating future land uses. The DMS is also a valuable tool for providing an assessment of the cumulative impacts of incremental development proposals and activities on public facilities and the environment of an area.

The county will continue to coordinate among departments and agencies to consolidate the components and expand the computer capability of these information systems to provide for wider and more useful applications of the information.

Objectives 1984: Ongoing utilization and improvement of the Housing Lands Inventory, Comprehensive General Plan Mapping System and Development Monitoring System.

Although the Housing Lands Inventory was completed as projected, it was not maintained over the timeframe of the Housing Element. Much of the information required to maintain the Housing Lands Inventory had to be inputted manually. This proved to be infeasible due to lack of staffing. The nature of the information provided by the Housing Lands Inventory did not coincide with the type and range of information required by county officials, county agencies, or other interested parties. In a county of this size and population, vacant land suitable for residential development is in abundance and at a low cost relative to nearby areas. As a result, locating residential sites has not been a constraint.

In response to rapid growth ensuing from the abundant availability of cheap land, the county elected to develop a common data base system known as the Geographic Information System (GIS). When the system is fully developed, it will have the capacity and capability

to accomplish a number of tasks which will (1) promote orderly and efficient growth; (2) facilitate long-range planning for land uses, public services and facilities, and housing developments (3) facilitate and enhance the decision-making process for public officials.

A summary of the tasks which will be accomplished by the system includes the following:

- Inventory existing land uses and development.
- Identify growth trends based on approved development projects.
- Assess potentials for development of housing, industrial and commercial uses based on vacant parcels, zoning, infrastructure availability and growth trends.
- Provide information to assess existing and needed public services and facilities.
- Assess the impacts of growth on county services and facilities.

As is apparent, information pertinent to the Housing Lands Inventory will be incorporated into the GIS. Because of the broader applicability of this information, a strong commitment to this effort has been made by county elected officials and various county agencies.

Objectives 1989: The Geographic Information System is targeted for completion in FY 1990-1991. The Comprehensive General Plan Mapping System and Development Monitoring System are ongoing programs. Information developed from these sources will be incorporated into this GIS.

Responsible Agencies: Planning Department, Department of Building and Safety, Assessor's Office, Administrative Office (Growth Fiscal Impact Task Force), Data Processing Department, in coordination with other departments and agencies as needed.

Financing: Department budgets.

D.2. Program - Inventory of Residential Sites in Urban and Rural Areas

The county will continue to maintain and improve an inventory of potential residential sites in urban and rural areas as a component of the Housing Lands Inventory. This inventory identifies lands in urban and rural county communities which are suitable for residential development based on an analysis of environmental constraints, public service availability and existing zoning.

Urban community boundaries are identified by Federal Census criteria (Urbanized Area and places of 2,500 or more inhabitants), and rural communities are identified through Comprehensive General Plan Land Use Profiles. Potential residential sites are further identified by compiling the assessor's numbers of parcels that have assessor's codes reflecting specified existing land uses of vacant, residential, or certain agricultural uses.

Assessor's Map Books are then reviewed to determine current zoning on the property, and those parcels with specified residential zoning are included in the inventory.

Objective 1984: A complete inventory of all potential residential sites in urban and rural areas will be prepared within Fiscal Year 1984-1985 and updated annually.

This inventory was completed as part of the Housing Lands Inventory. As discussed above, the inventory was not updated annually, due to staff shortages. This information could be a component of the Geographic Information System (GIS) should urban/rural limits be delineated in response to a growth management policy directive.

Objectives 1989: This program will be included within the Housing lands Inventory/Geographic Information System.

Responsible Agencies: Planning Department, in coordination with other Riverside County departments and agencies.

Financing: Department budget.

D.3. Program - Inventory of Buildable Residential Sites in Specific Plan Areas

The county will continue to maintain an inventory of sites within adopted specific plans which are suitable for residential development as a component of the Housing Lands Inventory. Specific plans are large-scale projects proposing a mixture of land uses and densities and generally represent an initial commitment by the county and private developers to allocate certain lands for residential development.

The specific plans inventory will classify sites by the following information: acreage designated for residential, commercial, industrial and open space development; number of proposed dwelling units; infrastructure availability and zoning.

Objective 1984: A complete inventory will be prepared within Fiscal Year 1984-1985 and updated on a quarterly basis.

These sites were inventoried and updated annually. The specific plans with development agreements have annual monitoring and reporting requirements imposed on them. These development agreements represent a commitment of approximately 78,000+ housing unit approvals.

The inventory of specific plans, with or without development agreements, will be incorporated into the Annual Growth Report, a program of the proposed Growth Management Element, presently under preparation. These sites will also be identified in the GIS once it is completed. See Program B.17.

Objectives 1989: Information regarding specific plan residential units and the development agreement reports will be incorporated into the Annual Growth Report, and into the Geographic Information System (GIS) on an ongoing basis, once completed.

Responsible Agency: Planning Department.

Financing: Department budget.

D.4. Program - Inventory of Potential Residential Sites on Riverside County Owned Lands

As a component of the Housing Lands Inventory, the County will identify county-owned lands which may be suitable for residential development. This inventory will analyze County-owned lands for infrastructure availability and environmental constraints to determine suitability for development of low cost housing.

Excess county-owned lands provide a potential source of land for the development of low-cost, high density housing. Although the number of potential lots may be small, the cost savings could be significant, since land costs could be much lower than for housing constructed on private lands.

Excess county lands might be used by the Housing Authority, the Economic Development Agency or private developers. Joint ventures between the county and private developers is also a possibility, whereby the county could supply the land to the developer in exchange for reduced housing prices.

The Department of Building Services (Real Property Management Division) is the county's clearinghouse for the acquisition and disposal of surplus county lands and the notification point if there are available surplus local agency, state or federal lands. The primary use of lands declared surplus are for the provision of housing for low- and moderate-income housing, and park and recreation or open space purposes. Building Services shall notify housing providers or parks and recreation agencies of the availability of surplus lands that may be of use. This program will implement Article 8 of the California Government Code.

Objectives 1984: Ongoing provision of additional lands for low- and moderate-income housing. County-owned lands inventory will be completed within Fiscal Year 1984-1985 and updated on an ongoing basis.

County owned surplus land has not, as yet, been utilized to develop low- and moderate-income housing. Although land may be unimproved or vacant, it is seldom declared surplus as a rapidly growing county has its own agency and departmental expansions to consider.

Objectives 1989: Ongoing provision of additional lands for low- and moderate-income housing. County-owned lands inventory will be updated on an ongoing basis. Identification of parcels as federal, state, or county owned will be a function of the GIS, once completed.

Responsible Agencies: Building Services Department, and Planning Department

Financing: Department budgets.

D.5. Program - Inventory of Potential Redevelopment Areas

Upon the creation of a Riverside County Redevelopment Agency (as per Program A.6. Conservation of Housing and Communities), the county will identify residential areas with potential need for redevelopment as a part of the Housing Lands Inventory.

The determination of potential redevelopment areas will include an assessment of residential areas within the unincorporated county which have been identified by the Census as having basic housing needs including overpayment, overcrowding, substandard dwelling units and low-vacancy rates.

Objective 1984: The inventory of potential redevelopment areas shall be prepared within one year after the creation of a County Redevelopment Agency.

The Redevelopment Agency has made substantial and significant progress in conducting an inventory of potential redevelopment areas within the county's unincorporated communities. The agency adopted the entire unincorporated area of the county as its project survey area. Redevelopment plans for twenty six unincorporated communities and four airports have been adopted by the Board of Supervisors.

Objectives 1989: Based on information derived from the upcoming 1990 Census, the county will continue to identify areas subject to substandard housing conditions and other conditions of blight. Existing redevelopment project areas shall be identified as such in the GIS.

Responsible Agencies: Redevelopment Agency and Planning Department.

Financing: Department budgets.

E. HOUSING SUPPLY

HOUSING SUPPLY - ISSUES

According to the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA), the housing need for all income groups in unincorporated Riverside County between January 1988 and June 1994 is anticipated to be 39,843 new dwelling units. The breakdown by income group is as follows:

Low Income	7,570 units	19.0% of total
Moderate Income	9,044 units	22.7% of total
Medium Income	7,371 units	18.5% of total
Upper Income	<u>15,858 units</u>	<u>39.8% of total</u>
Total	39,843 units	100.00% of total

Continued growth in Riverside County's population housing needs are anticipated from both internal population growth, and in-migration.

New housing appealing to upper income residents of the county, and residents of other counties is adequately supplied by the market place. The primary housing concerns of the county are those identified in previous sections: to encourage an appropriate balance of low, moderate and medium income housing be provided for the growing number of county residents; to conserve existing housing and communities; to ensure adequate housing opportunities for special needs groups; and to provide sufficient numbers and locations of potential housing sites.

Critical to good housing supply in the county is also the mix of conventional, manufactured, multiple family, and rental housing as well as proximity of housing to employment opportunities.

The majority of units constructed in the county in recent years have been single family conventional housing offered for sale to medium income and above households, or second homes for recreation or retirement in the Coachella Valley. Manufactured homes, 27% (38,083 units) of the housing mix, continue to increase in popularity as manufacturers improve this housing product. A variety of housing types, from attached and detached small lot units to traditional 7,200 square foot single family homes, are necessary to meet the county's varied housing needs. An increase in multiple family dwellings is also necessary to meet the needs of renters.

The range of housing choices for low income people would be even further reduced if condominium conversions began to erode the supply of rental units. Numerous condominium conversions can result in increased monthly carrying costs of the converted units (monthly payments appreciably higher than previous monthly rent); diminished supply of lower cost rental housing without increased supply of affordable home purchase alternatives; and tenant displacement coupled with difficulty in obtaining a comparable replacement rental unit. The unincorporated county has yet to be substantially impacted by condominium conversions, since relatively few applications have been submitted to date. However, with an already limited supply of multiple family rental housing, it is necessary to continually monitor these conversions to assess what impact they might have in the future.

County government must work with land developers, builders, other governmental bodies, community and public interest groups, and the citizens of the county in order to address the various housing needs and problems identified in the Housing Element. The goals, policies and programs in this section are aimed at ensuring a future housing supply that responds to the needs of county residents, including the need for a variety of housing types and mixes, and coordination among all housing interests to provide for future housing needs.

HOUSING SUPPLY - POLICIES

1. Plan and provide for a variety of housing that meets identified housing needs and satisfies the varied price, type and location preferences of County residents.
2. Continue interaction and cooperation with federal and state agencies that assist the county in the provision of housing and implementation of housing programs.
3. Assist and cooperate with regional and local agencies and groups to facilitate the attainment of mutual housing goals.
4. Monitor and review the effectiveness of Housing Element programs in addressing housing problems.

HOUSING SUPPLY - PROGRAMS

E.1. Program - Use of General Plan Standards to Facilitate Varied Housing

A good housing supply provides a variety of housing to meet the needs and desires of different income groups. The Comprehensive General Plan recognizes the need for a variety of housing types and mixes in the future housing supply. Through the provisions of the Land Use Element and the Community Plans, development standards have been adopted which

will facilitate the development of varied housing. The range, type and location of housing is dependent upon a number of factors which are encompassed through the Comprehensive General Plan policies, including density, environmental constraints and public facility availability.

The Comprehensive General Plan policies accommodate and promote a range of housing including detached, single family dwellings, multiple family dwellings, second units and manufactured homes.

Objective 1984: An annual assessment of these policies will be conducted to determine their effectiveness in providing a variety of housing types and mixes and the need to amend existing policies.

The objective of this program is met on an ongoing basis. Since the 1984 Element, four community plans have been adopted (see Appendix N). The goal of providing a variety of types and designs of housing units to fit the needs and desires of all county residents has been incorporated into the goals of all of the community plans. A cursory review of the department's case processing logs indicates that a variety of dwelling units are being produced and that an in-depth assessment of housing types available within the county is not perceived to be warranted at this time.

The Planning Department, in conjunction with the Department of Building and Safety, is in the process of developing a case tracking system. This system, when completed, will provide an overview of where development is occurring and the type of housing being provided (single family, multi-family or manufactured). From this information, the effectiveness of the county in providing a variety of housing will be fairly easy to determine.

Objective 1989: An annual assessment of these policies will be included in the Annual Housing Status Report. In conducting this assessment, the effectiveness of providing a variety of housing types and mixes should be thoroughly reviewed.

Responsible Agencies: Planning Department.

Financing: Department budget.

E.2. Program - Jobs/Housing Balance

The county **will continue** to encourage and promote balanced development on a regional and countywide basis. Through the provisions of the Comprehensive General Plan Regional Element, the county has adopted policies which will promote compatible and mutually supportive land use mixes. The intent of these policies is to facilitate a mix of housing and employment opportunities to achieve jobs/housing balance.

Objective 1984: An annual assessment of these policies will be conducted to determine their effectiveness in achieving jobs/housing balance and the need to amend existing policies.

The objectives of this program are met on an ongoing basis. The county continues to encourage jobs/housing balance in a variety of ways. According to a 1986 survey by Muse Consulting Inc. of Riverside, more than one fourth of western Riverside County workers commute to jobs in Los Angeles or Orange County. Of those surveyed, 41% leave Riverside County to go to work, including 28% who drive to Los Angeles and Orange counties. The remainder drive to jobs in either San Bernardino or San Diego County. To reverse this trend and provide jobs/housing balance, Riverside County participated with San Bernardino County and the Cities of Colton, Riverside and Rialto to establish an enterprise zone. In August 1986 the Agua Mansa Enterprise Zone was finalized. An enterprise zone is established to stimulate private business and industrial growth in economically depressed areas of the state. Local and state entities relax regulatory controls that impede private investment. The enterprise zone will provide the impetus for business to locate their production outlets within its boundaries.

In 1988 the Board of Supervisors adopted the Specific Plan Zone, recognizing that land use allocations assigned to property under a specific plan are based on a variety of environmental and planning factors that may provide for balanced development but may not conform entirely to the zoning classifications in the ordinance. Specific Plans can contain residential, commercial, manufacturing, open space and several additional land uses. By allowing this mixing of uses, balanced development is encouraged in areas where it may not have normally occurred. Balanced development can contribute to a better jobs/housing balance by locating employment opportunities within a reasonable distance of residential developments. (Refer to Program B.11 for more information on Specific Plans.)

The Economic Development Agency and the County Redevelopment Agency encourage commercial and industrial development within the county. Both can offer incentives and technical assistance to businesses that are considering locating in the county. The Redevelopment Agency is required to set aside 20 percent of an areas' tax increment, for the provision and rehabilitation of low- and moderate-income housing in the area. The county has no problem providing market rate housing; it is housing for the "blue collar" workers that is scarce. The 20 percent tax increment will help in meeting the needs for low- and moderate-income housing.

SCAG adopted its Growth Management Plan (GMP) in February of 1989. This plan discusses policies designed to attain more beneficial growth patterns, presents a growth forecast incorporating the jobs/housing balance growth management policy, and proposes an implementation process. The GMP is linked to three other major plans, the Regional Housing Needs Assessment (RHNA), Regional Mobility Plan (RMP) and the Air Quality Management Plan (AQMP). The RHNA identifies each local jurisdictions' housing need and the future need it must plan for. The AQMP includes transportation measures that will be incorporated in the RMP. The RMP bases its recommendations for transportation policy upon forecasts presented in the GMP. The plan discusses how mobility is to be maintained, congestion mitigated, and air quality enhanced through policies and actions.

The county is addressing the needs of the RHNA by incorporating its figures in the Housing Element. Two additional elements, Air Quality and Growth Management will deal with the

requirements of the AQMP, RMP and GMP. All of these elements will be used in conjunction to attain a better jobs/housing balance throughout the county.

Objectives 1989: Use the established quantified objectives from each of the above elements to assess whether the goal of achieving jobs/housing balance is being attained. An annual assessment will be done in conjunction with each element.

Responsible Agencies: Planning Department in coordination with the Southern California Association of Governments, California State Employment Development Department and the Economic Development Agency.

Financing: Department budget.

E.3. Program - Residential Design Flexibility

The county will continue to utilize the land use ordinance and development review process to facilitate and promote design flexibility in residential developments.

The R-2 Limited Multiple Family Residential Zone was amended by the county to allow for lot size determination based on increased project design review and standards for site design, open space and housing development. There is no fixed minimum lot size standard. This is intended as an incentive for housing developers to find creative design solutions for new housing development. As such, the R-2 zone incorporates much of the lot size flexibility incentive of the R-6 zone for the production of small lot developments affordable to medium income households.

Objective 1984: The county will continue to review and amend the land use ordinance in order to facilitate residential design flexibility.

The county has met the 1984 objective and continues to explore new possibilities to facilitate design flexibility.

Further amendments added Section 7.11 to Article VII of Land Use Ordinance No. 348 to provide for restricted single family residential subdivisions. These amendments were necessary with the realization that existing zoning, namely R-4, did not adequately provide for new and **expanding** housing development opportunities to meet changing demands.

The **Specific Plan Zone** is another alternative for achieving design flexibility providing for balanced development which may not conform entirely to the traditional zoning classifications contained in Ordinance No. 348. (See program B.11 for more detail on Specific Plans). Further possibilities for use of this zone in implementing mixed use zoning should be explored in conjunction with the Neighborhood Oriented Community Design Standards Program (see Program A.9).

Objectives 1989: Continue to review and amend the land use ordinance in order to facilitate residential design flexibility. Conduct a feasibility study to investigate the potential for

mixed use zoning in conjunction with Program A.9. The Planning Department will consider revision of Ordinance No. 348 to provide for mixed use zoning in noncommunity plan and nonspecific plan areas. Any proposals for mixed use zoning would be linked with affordability.

Responsible Agency: Planning Department

Financing: Department budget.

E.4. Program - Condominium Conversion

In order to assess the impact of condominium conversions in the county, conversions will be monitored by the Development Monitoring System. The county will evaluate the results of the monitoring effort and consider adoption of a condominium conversion ordinance to establish uniform condominium standards.

The following provisions should be considered as the need for a condominium conversion is assessed:

- Requirement that all apartment development being proposed for condominium conversions meet the standards and requirements of the county's Planned Residential Development Sections (Sections 18.5 and 18.6) of Ordinance No. 348 and any subsequent revisions.
- Requirement that all apartment developments proposed for condominium conversions comply with reporting requirements referenced in Program 4 under the "Housing Opportunity" section.
- If monitoring indicates that condominium conversions are having a negative impact on the existing stock of multi-family rental housing additional provisions aimed at maintaining a supply of rental housing may be considered.

Objective 1984: If monitoring results warrant consideration of a condominium conversion ordinance, an ordinance should be prepared and submitted to the Board of Supervisors within Fiscal Year 1985-1986.

Conversions of multi-family rental units to "for sale" units is a way of preserving, stabilizing, and improving communities and the supply of sound, affordable ownership housing. However, if condominium conversions are occurring in an area lacking new multi-family rental unit construction and where there is an increasing demand for rental housing coupled with low vacancy rates, then provision aimed at maintaining a supply or rental housing may be considered. In some other jurisdictions in the region, very strict charters or ordinances regulating condominium conversions, have been passed primarily for the protection of renters. State law also sets forth procedures for conversions and subsequent sale of units (Subdivision Map Act, Sections 66427.4, 66452.8 and 66452.9).

Monitoring of land division applications filed with the county for multi-family housing conducted over the past few years disclosed that condominium conversions are rare and therefore have had virtually no negative impact on the existing rental housing stock. The indication is that an ordinance and uniform standards are not warranted at this time due to an absence of condominium conversion hereto in Riverside County. At such time as ongoing monitoring efforts indicate the need, an applicable ordinance and/or standards will be prepared for consideration by the Board of Supervisors.

Objective 1989: If monitoring results warrant consideration of a condominium conversion ordinance, an ordinance should be prepared and submitted to the Board of Supervisors.

Responsible Agency: Planning Department.

Financing: Department budget.

E.5. Program - Housing Technical Advisory Committee

The Housing Technical Advisory Committee (HTAC) is comprised of county agencies and departments that are responsible for implementing the County's housing program and interested private sector groups. The ongoing functions of the HTAC include the following components:

Program Coordination: The HTAC will be utilized as the recognized forum for the implementation and coordination of housing programs which are adopted through the Housing Element. Program coordination will include, but will not be limited to, collaborating and pursuing available state and federal funds; collaborating on implementing adopted housing programs; and reducing duplication of functions among HTAC members.

Program Evaluation: The HTAC will be responsible for evaluating the effectiveness of the county's total housing program in meeting and addressing the housing needs of all income groups -- particularly low- and moderate-income households.

Legislative Clearinghouse: Collectively, the HTAC will function as a clearinghouse for state and federal legislation pertinent to housing related issues. Recommendations for support or opposition to specific legislative items deemed to be of utmost importance to Riverside County will be prepared by the HTAC and submitted to the Board of Supervisors.

Annual Housing Status Reports and Housing Element: The expertise and technical and practical input of HTAC member organizations will be utilized and incorporated into the preparation of each annual housing report and subsequent Housing Elements.

Objective 1984: Facilitate the implementation and coordination of the county's housing programs; objectively evaluate the county's total housing program and propose appropriate recommendations for improvement; and collaborate on the preparation of each annual housing report and subsequent Housing Element.

The objective of the 1984 Element is met on an ongoing basis. It is recommended that this committee be given a higher profile and department and agency directors attend the quarterly meetings. Subcommittee meetings may be attended by the director or his appointee.

Objectives 1989: Facilitate the implementation and coordination of the county's housing programs; objectively evaluate the county's total housing program and propose appropriate recommendations for improvement; and collaborate on the preparation of each annual housing report and subsequent Housing Element.

Responsible Agencies: The Planning Department will coordinate meetings on a quarterly basis, or as needed, with the member organizations of the Housing Technical Advisory Committee which will include the Department or Agency Director of the Administrative Office, Building and Safety Department, Department of Community Action, Economic Development Agency, Environmental Health Services Division, Housing Authority, Office on Aging, Redevelopment Agency and interested private sector groups. Subcommittees may be composed of the Department or Agency Director or their appointee.

Financing: Department budgets.

E.6. Program - Coordination With State and Federal Agencies

The county will continue to work with State and Federal housing agencies that assist the county in providing housing funds and programs. Interaction with these agencies will continue to be strengthened by providing information and input regarding the state of housing in Riverside County and by continuing to pursue available housing funds and programs.

Objective 1984: Ongoing interaction with state and federal governmental agencies.

Through the auspices of the Administrative Office's legislative coordination function, assistance is provided to the Housing Technical Advisory Committee (HTAC) on legislative issues. This assistance includes identifying state and federal legislation having an impact on county housing programs, participating in the analysis of bills, reviewing recommended positions on legislation prior to submittal to the Board of Supervisors for action, and tracking bills as they proceed through the State legislature and Congress.

All departments involved with this program, either directly or indirectly, pursue state and federal funds. Funding has become very competitive at both the federal and state levels. Departments and agencies must continue to improve their skills in the preparation of the various applications for the limited funding. Coordination between departments and agencies is very important in order that duplication of efforts does not occur. It is recommended that this program be continued.

Objective 1989: Ongoing interaction with federal and state governmental agencies.

Responsible Agencies: Economic Development Agency, Housing Authority, Administrative Office, Planning Department, Department of Community Action and Office on Aging.

Financing: Department budgets.

E.7. Program - Coordination with Local Governments and Organizations

The county will continue to work with local governments, neighboring counties, community groups and regional councils of governments (Southern California Association of Governments and Coachella Valley Association of Governments) in coordinating local and regional housing programs and in reaching common housing goals. The county will also continue to interact with public interest groups, the building industry and citizens in an effort to improve countywide housing programs.

Objective 1984: Ongoing interaction with governmental and nongovernmental bodies and organizations.

The departments and agencies responsible for this program are committed to working with local government, neighboring counties, community groups and regional councils of governments. Involvement with the 20 cities throughout the county is ongoing. The various departments and agencies have public outreach and participation by attending local community meetings and conducting public hearings. Some departments and agencies disseminate information with advertising, and much of this information is bilingual. The county is also involved in various councils of governments and participates in the Agua Mansa Enterprise Zone, all with assorted counties and cities.

Objectives 1989: Ongoing interaction with governmental and nongovernmental bodies and organizations.

Responsible Agencies: County Administrative Office, Economic Development Agency, Housing Authority, Planning Department, Department of Community Action and Office on Aging.

Financing: Department budgets.

E.8. Program - Annual Housing Status Reports

Annual housing status reports on the state of housing in Riverside County shall be prepared and submitted to the Planning Commission and the Board of Supervisors. The reports will

contain updated information on housing costs, vacancy rates, household income, housing conditions and any other pertinent housing information. The reports will assess the county's total housing program based on its effectiveness in meeting the goals, policies and program objectives stated in the adopted Housing Element for the issues of conservation of housing and communities; affordable housing; housing opportunity; provision of housing sites; and housing supply.

Amendments to the Housing Element as a result of the analysis in the annual Housing Status Reports should be made as needed to keep the Housing Element current.

Preparation of the reports shall be a coordinated effort for the Housing Technical Advisory Committee.

Objective 1984: The first annual housing status report will be prepared and submitted to the Planning Commission and the Board of Supervisors within Fiscal Year 1985-1986. Subsequent reports will follow in June of each fiscal year.

The annual status reports have demonstrated that much progress has been made in implementing the county's adopted housing programs. Not all of the quantified objectives will be achieved by June of 1989, but the status reports were helpful in determining reasons why. Updated information on housing developments and issues was presented in each of the annual reports. This format has been useful, not only to the various departments and agencies, but also to the Planning Commissioners and the Board of Supervisors. It is recommended that these reports be continued on an annual basis.

Objectives 1989: The next annual housing status report will be prepared and submitted to the Planning Commission and the Board of Supervisors within FY 1990-91. Subsequent reports will follow in each fiscal year thereafter.

Responsible Agencies: Planning Department in coordination with Housing Technical Advisory Committee members: Economic Development Agency, Housing Authority, Department of Community Action, County Administrative Office, Department of Building and Safety, Environmental Health Services Division and Office on Aging.

Financing: Department budgets.

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program	Maximum Number of Housing Units			Responsible Implementing Agency	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
A. 1. State and Federal Funding for Housing Rehabilitation					
HUD Section 8 Moderate Rehabilitation	--	125*	--	Housing Authority	ongoing
HUD Section 312 Rehabilitation Loans	No funding available at this time			Housing Authority	ongoing
HUD Section 8 Rental Housing Rehabilitation	--	62**	--	Housing Authority	ongoing
FmHA 502 Rehabilitation	No funding available at this time			Housing Authority	ongoing
CDBG Program: Home Improvement	--	271**	--	Housing Authority	ongoing
Mobile Home Repair	--	40**	--	Housing Authority	ongoing
Senior Home Repair	--	9892**	--	Housing Authority	ongoing
A. 2. County Redevelopment Agency (See B.3.)	unknown	unknown	unknown	Redevelopment Agency and Planning Department	ongoing
A. 3. Local Implementation Mechanisms for Housing Rehabilitation	--	unknown	unknown	Department of Economic and Community Development, Housing Authority, Department of Building and Safety, and Environmental Health	ongoing
A. 4. Health and Safety Code Enforcement	--	--	16,685*	Department of Building and Safety, and Environmental Health	ongoing
A. 5. Licensing and Inspection for Multiple Dwellings	--	--	unknown	Department of Building and Safety, and Environmental Health	FY 1989/1990

* Countywide

** Unincorporated County

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program	Maximum Number of Housing Units			Responsible Implementing Agency	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
A. 6. Community Development Block Grant (CDBG Funding for Community Facilities	unknown	unknown	unknown	Economic Development Agency	ongoing
A. 7. Community Development Block Grant (CDBG Funding for Housing and Economic Development	unknown	unknown	unknown	Economic Development Agency	ongoing
A. 8. Locational Guideline for Low- and Moderate- Income Housing	unknown	--	unknown	Planning Department, Economic Development Agency, Housing Authority, Department of Community Action, and Administrative Office (redevelopment Agency)	ongoing
A. 9. Community Conservation Through Community Plan Process	--	--	unknown	Planning Department	ongoing
A. 10. Community Conservation through Development Review Process	--	--	unknown	Planning Department	ongoing
A. 11. Conservation of Federally Assisted Projects	--	--	unknown	Housing Authority	ongoing
B.1. Funding for Low Cost Housing Production and Subsidization	68**	--	--	Housing Authority	ongoing
Hud Conventional Public Housing Hud Section 8 Housing Assistance	712**	--	--	Housing Authority	ongoing
FmHa 514/516 Farm Labor Housing Loans and Grants	funding is pending			Housing Authority	ongoing
HUD Section 202 Housing for the Elderly and Handicapped	no funding available at this time			Housing Authority	ongoing

** Unincorporated

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program	Maximum Number of Housing Units			Responsible Implementing Agency	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
CDBG Riverside County Housing Loan Program	unknown	--	--	Economic Development Agency	ongoing
CHFA Multi Unit Rental Housing Revenue Bonds	no funding available at this time			Housing Authority	ongoing
FmHA 502 Homeowners Loans	no funding available at this time			Housing Authority	ongoing
FmHA 515 Rural Rental Housing Loans	no funding available at this time			Housing Authority	ongoing
FmHA Self Help Housing Program	400	--	--	Coachella Valley Housing Coalition	ongoing
California State Housing Program	200	--	--	Coachella Valley Housing Coalition	
Farm Worker housing-various FmHA Programs	350	--	--	Coachella Valley Housing Coalition	ongoing
B. 2. Single Family And Multi-Family Tax Exempt Revenue Bond Programs	unknown	--	--	Economic Development Agency	ongoing
B. 3. Redevelopment Housing Trust Fund	unknown	unknown	unknown	Administrative Office, Redevelopment Agency, Planning Department, Housing Authority and Auditor-Controller	ongoing
B. 4. Regional Corporate Fund For Housing	unknown	--	--	Planning Department in conjunction with the Administrative Office, Department of Economic and Development, Housing Authority, Department of Building and Safety, Department of Community Action, and Environmental Health	Submit feasibility study to Board of Supervisors within FY 1989/1990
B. 5. Non-profit Housing Development Corporation	unknown	--	--	Planning Department, Department of Community Action, Housing Authority, Economic Development Agency, and Administrative Office	ongoing
B. 6. Housing Cooperation	--	--	unknown	Housing Authority and Planning Department in conjunction with the Administrative Office, County Counsel, and Economic Development Agency	Prepare study in FY 1990/1991

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program	Maximum Number of Housing Units			Responsible Implementing Agency	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
B. 7. Density and Design Incentives for Lower Cost Housing Development	unknown	--	--	Planning Department in conjunction with the Housing Authority, Economic Development Agency, and Redevelopment Agency	ongoing
B. 8. Priority Processing for Low Cost Housing Projects	unknown	unknown	unknown	Planning Department in conjunction with the Department of Building and Safety, Road Department, Flood Control District, Fire Department, and Environmental Health	ongoing
B. 9. Review of County Ordinances and Procedures	unknown	unknown	unknown	Planning Department in conjunction with the Housing Authority, and Economic Development Agency	ongoing
B.10. Incentives for Multi-Family Rental Housing Development	unknown	--	--	Planning Department in conjunction with Economic Development Agency, and Housing Authority	Initiate Feasibility and submit findings to Board of Supervisors within FY 1989/1990
B.11. Category V Affordable Housing Provision	unknown	--	--	Planning Department and County Counsel	Develop guide-lines in FY 1989/1990
B.12. Mobile homes in Single-Family Zones	--	--	--	Planning Department and County Counsel	
B.13. Second Units in Single-Family Zones	400	--	--	Planning Department, and Road Department	deleted
B.14. Flexible Parking Standards for Multi-Family Housing	--	--	--		ongoing
B.15. Funding for Home Energy Cost Reductions				Department of Community Action	deleted
Low Income Weatherization	--	5,000 units			
Energy Conservation Education	--	20,000 people***	--		ongoing
					ongoing

***Outreach

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program		Maximum Number of Housing Units Constructed Rehabilitated Conserved			Responsible Implementing Agency	Implementing Schedule
B.16.	Building & Design Standards for Residential Energy Conservation	unknown	unknown	--	Department of Building and Safety, and Planning Department	ongoing
B.17.	Density Provisions for Efficient Growth	unknown	--	--	Planning Department in conjunction with Administrative Office (GRAFT), Department of Building and Safety, Road Department, Environmental Health, Flood Control District, & Fire Department	ongoing
B.18.	Review of Countywide Mitigation Fee	--	--	--	Administrative Office (GRAFT) Planning Department, Building Services and all other County Department	ongoing
B.19.	Mortgage Credit Certificate Program	--	--	340***	Economic Development Agency	
		unknown	--	--	Administrative Office, Department of Building & Safety & Planning Department	
B.20.	Fair Share Affordable Housing				Housing Authority, Department of Community Action, Administrative Office, and Planning Department	Initiative program FY 1989/1990
B.21.	Public Service Opportunity	--	--	--	Housing Authority, Administrative Office, Planning Department, Assessor's Office and Auditor-Controller	Initiative program FY 1989/1990
B.22.	Housing Trust Fund	--	--	--	Housing Authority, and Economic Development Agency	
		unknown	unknown	unknown	Department of Community Action, Economic Development Agency, Housing Authority, Office on Aging	Prepare Study FY 1989/1990
C. 1.	Funding for Special Needs Housing				Administrative Office	
C. 2.	Housing Referral Service	--	--	unknown		ongoing
		--	--	unknown		
C. 3.	Mobile home Park Mediation					

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program	Maximum Number of Housing Units			Responsible Implementing Agency	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
C. 4. Protection of Mobile home Park and Apartment Tenants	unknown		unknown unkn own	Planning Department	ongoing
C. 5. County Coordination on Farm Worker Housing Issues	unknown		unknown unkn own	Planning Department in conjunction with Economic Development Agency, Housing Authority, Department of Community Action, Department of Building and Safety, and Environmental Health	
C. 6. Review of County Regulation on Farm Worker Housing	unknown	--	--		
C. 7. Fair Housing Program	--	--	--	Board of Supervisors	
C. 8. Residential Accessibility	--	--	3,440***		
C. 9. Shared Housing	unknown	--	unknown	Planning Department in conjunction with the Department of Building and Safety, Assessor's Office, Administrative office (GRFIT), and Data Processing Department	
C.10. Emergency Shelter Assistance Program	--	--	unknown		
C.11. Housing Coordinator	unknown	--	--	Planning Department	
D. 1. Housing Lands Inventory	unknown	--	--		
	unknown	--	--	Department of Building Services, and Planning Department	
D. 2. Inventory of Residential Sites in Urban and Rural Areas	unknown	unknown	unkn own	Redevelopment Agency, and Planning Department	
	unknown	--	--	Planning Department	
	unknown	--	unkn own		

*** Outreach

COUNTY OF RIVERSIDE HOUSING ELEMENT
FIVE YEAR QUANTIFIED OBJECTIVES
1989-1994

Housing Element Program	Maximum Number of Housing Units			Responsible Implementing Agency	Implementing Schedule
	Constructed	Rehabilitated	Conserved		
D. 3. Inventory of Buildable Residential Sites in Specific Plan Areas	--	--	unknown	Planning Department	ongoing
D. 4. Inventory of Potential Residential sites on County-Owned Lands	--	--	unknown	Department of Building and Services, and Planning Department	ongoing
D. 5. Inventory of Potential Redevelopment Areas	unknown	unknown	unknown	Redevelopment Agency, and Planning Department	ongoing
E. 1. Use of General Plan Standards to Facilitate Varied Housing	unknown	unknown	unknown	Planning Department	ongoing
E. 2. Job/housing Balance	unknown	unknown	unknown	Planning Department, and Economic Development Agency	ongoing
E. 3. Residential Design Flexibility	unknown	unknown	unknown	Planning Department	ongoing
E. 4. Condominium Conversions	unknown	unknown	unknown	Planning Department	ongoing
E. 5. Housing Technical Advisory Committee	unknown	unknown	unknown	Planning Department in conjunction with the Housing Technical Advisory Committee	ongoing
E. 6. Coordination with State and Federal Agencies	unknown	unknown	unknown	Economic Development Agency, Housing Authority, Administrative Office, Department of Community Action, Office on Aging, and Planning Department	ongoing
E. 7. Coordination with Local Governments and Organizations	unknown	unknown	unknown	Administrative Office, Economic Development Agency, Housing Authority, Department of Community Action, Office on Aging and Planning Department	ongoing
E. 8. Annual Housing Status Reports	unknown	unknown	unknown	Planning Department in conjunction with the Housing Technical Advisory Committee	ongoing
E. 9. Housing Element Preparation	unknown	unknown	unknown	Planning Department in conjunction with the Housing Technical Advisory Committee	ongoing

PROJECTED MARKET RATE DWELLING UNITS
FIVE YEAR QUANTIFIED OBJECTIVE 1989-1990

F Yr	Single Family Dwelling	Multi Family Dwelling	Mobile Homes	TOTAL Dwelling Units
1989-90	8,247	717	1,671	10,635
1990-91	8,614	719	1,837	11,170
1991-92	8,980	721	2,002	11,703
1992-93	9,345	724	2,166	12,235
1993-94	9,709	726	2,330	12,765
TOTAL	44,895 (upper inc)	3,607 (moderate inc)	10,006 (moderate inc)	58,508

ANNUAL GRAPHICS SUMMARY

**INDICATING PROGRESS TOWARD
FIVE YEAR (1985-1989) OBJECTIVES**

FOR

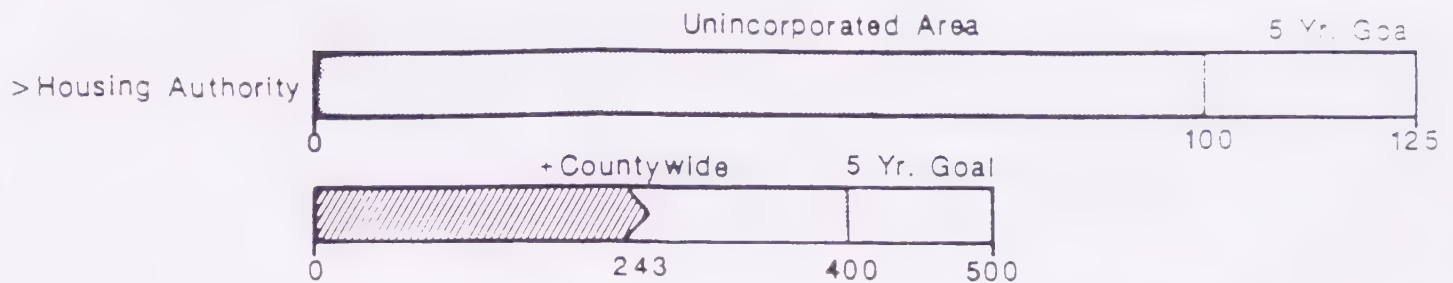
CONSERVATION OF HOUSING AND COMMUNITIES

AND

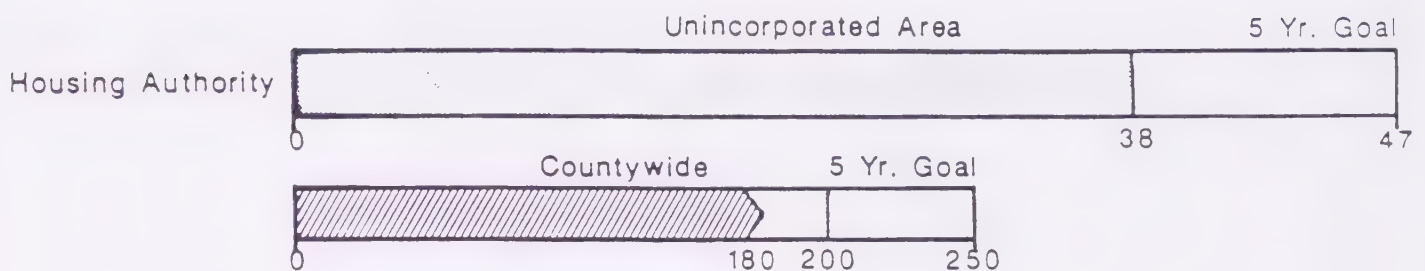
AFORDABLE HOUSING PROGRAMS

A. CONSERVATION OF HOUSING

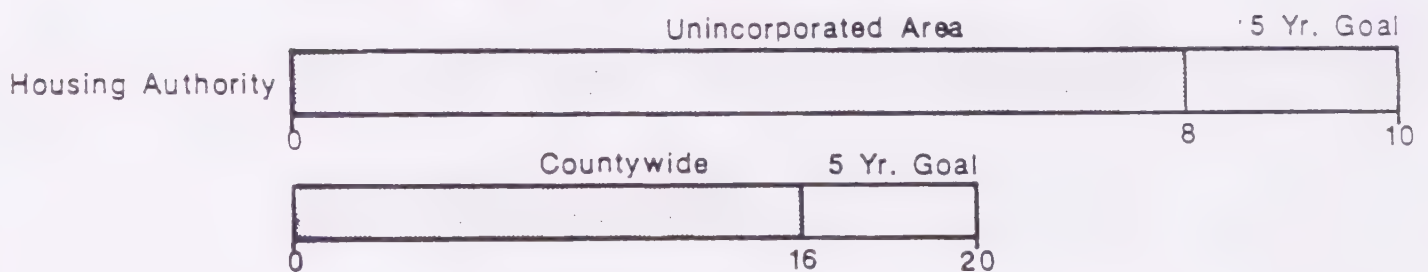
A.1 HUD Section 8 Moderate Rehabilitation Program



A.1 HUD Section 8 Rental Rehabilitation Program






A.1 HUD Section 312 Rehabilitation Loans



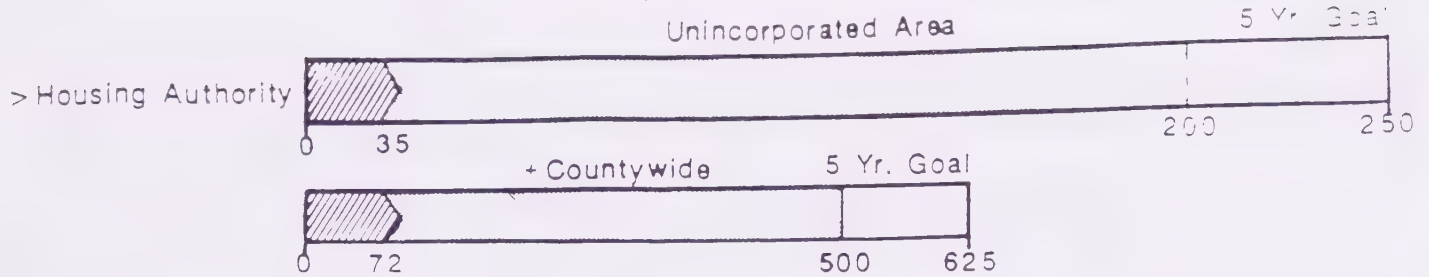
LEGEND

>Responsible agency and/or department.
 +Unincorporated and incorporated areas.

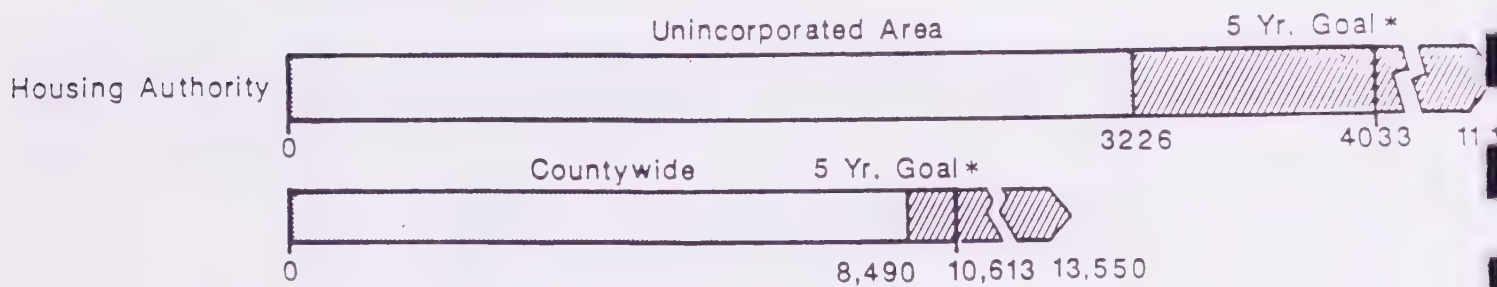
-  Five year goal for unincorporated, and the countywide areas.
-  Interim goals (as of June 30, 1988).
-  Households assisted (as of June 30, 1988).

A CONSERVATION OF HOUSING

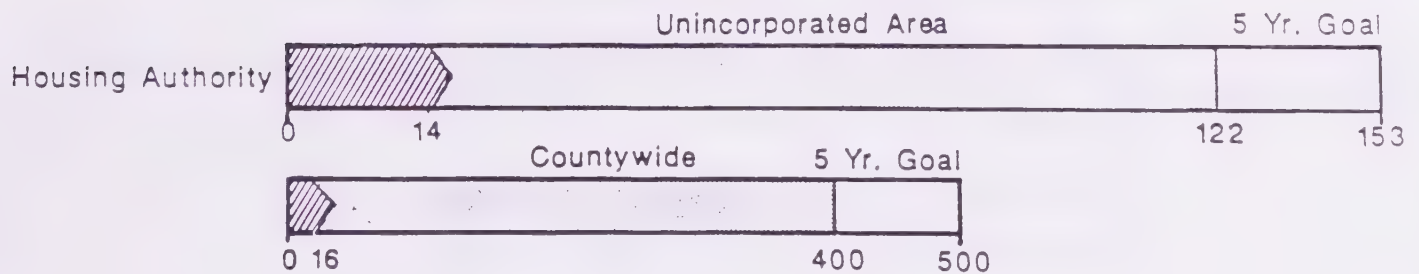
A.1 CDBG Home Improvement Program



A.1 CDBG Senior Home Repair Program



A.1 CDBG Mobile Home Repair Program



LEGEND

>Responsible agency and/or department.

+Unincorporated and incorporated areas.

*Numbers shown to the right of the 5 year goal indicate unit production as of June 30, 1988.



Five year goal for unincorporated, and the countywide areas.

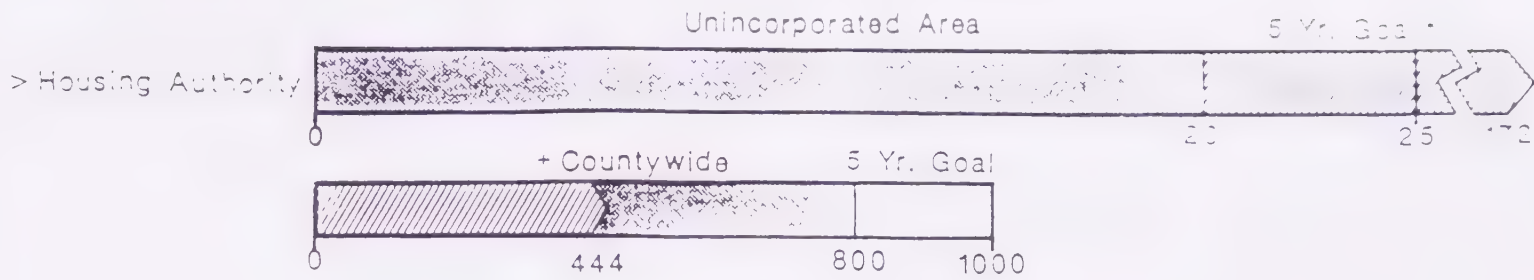


Interim goals (as of June 30, 1988).

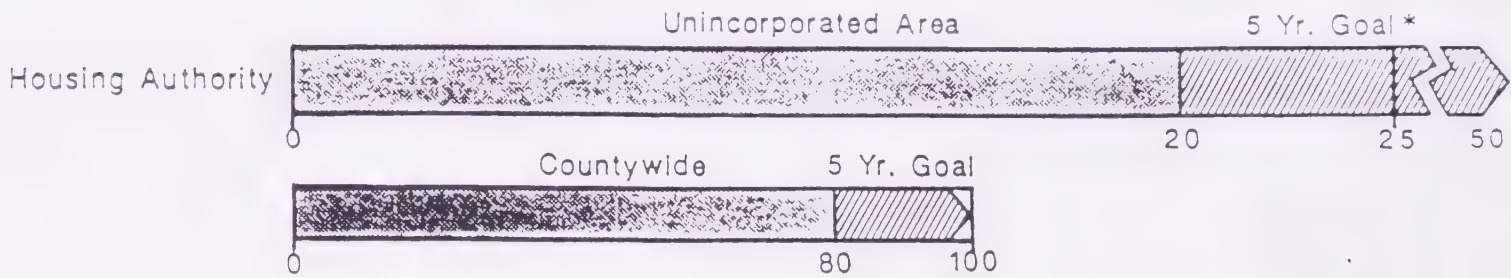


Households assisted (as of June 30, 1988)

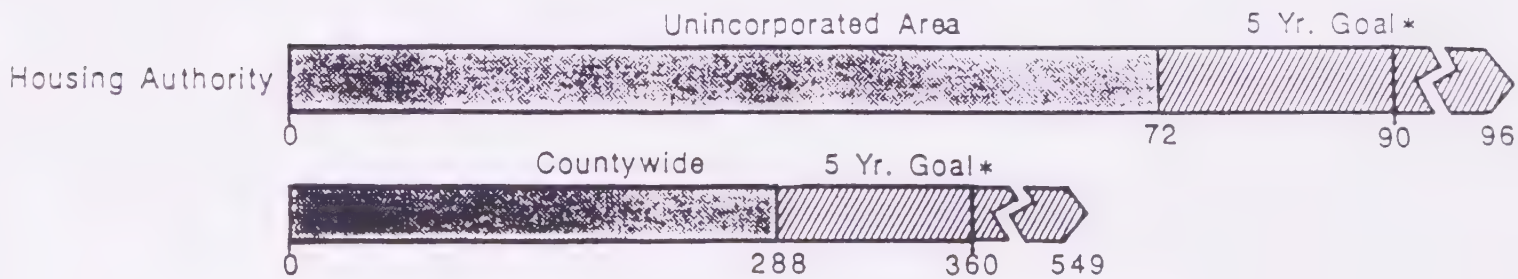
B.1 FmHA 515 Rural Rental Housing Loans



B.1 FmHA 514/516 Farm Labor Housing Loans and Grants



B.1 HUD Conventional Public Housing



LEGEND

>Responsible agency and/or department.

+Unincorporated and incorporated areas.

*Numbers shown to the right of the 5 year goal indicate unit production as of June 30, 1988.



Five year goal for unincorporated, and the countywide areas.



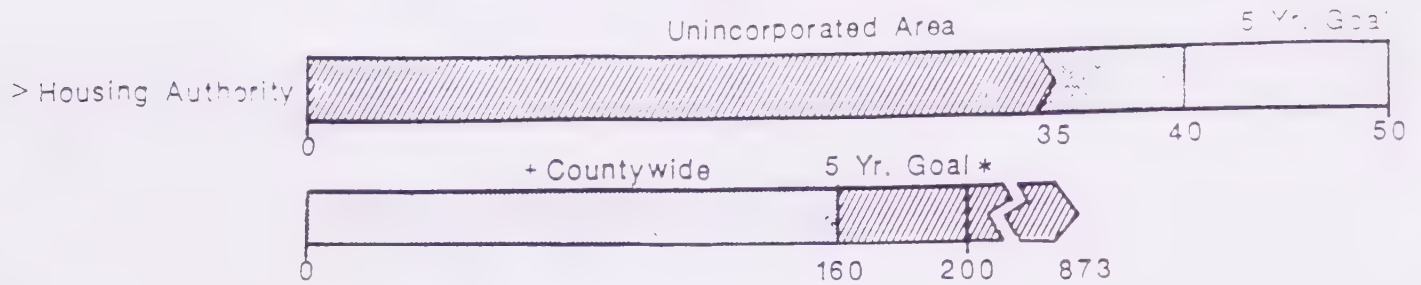
Interim goals (as of June 30, 1988).



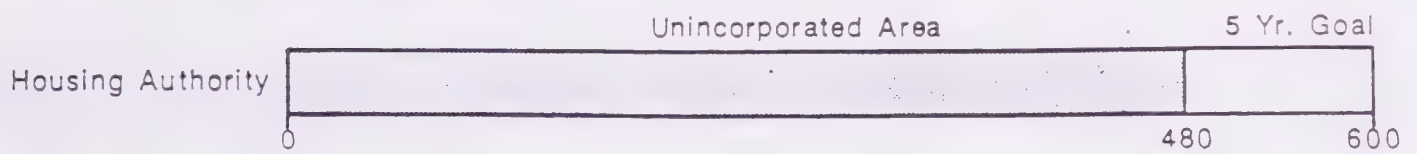
Households assisted (as of June 30, 1988).

B. AFFORDABLE HOUSING

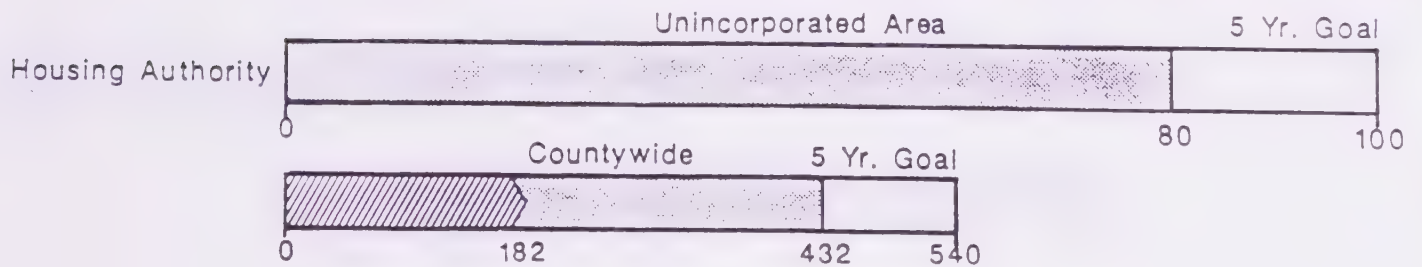
B.1 HUD Section 8 Housing Assistance Payments Program



B.1 HUD Section 202 Housing for the Elderly or Handicapped



B.1 HUD Section 502 Homeownership and Rehabilitation Loans



LEGEND

>Responsible agency and/or department.

+Unincorporated and incorporated areas.

*Numbers shown to the right of the 5 year goal indicate unit production as of June 30, 1988.



Five year goal for unincorporated, and the countywide areas.

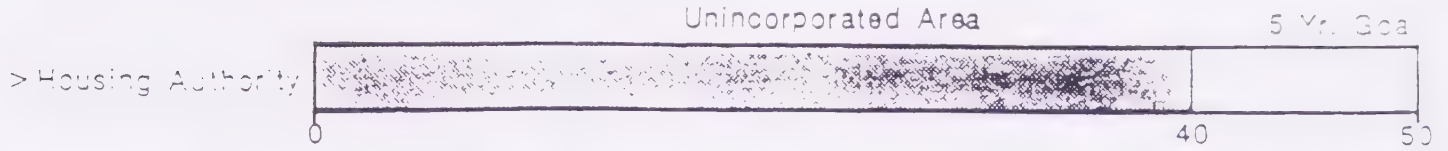


Interim goals (as of June 30, 1988).

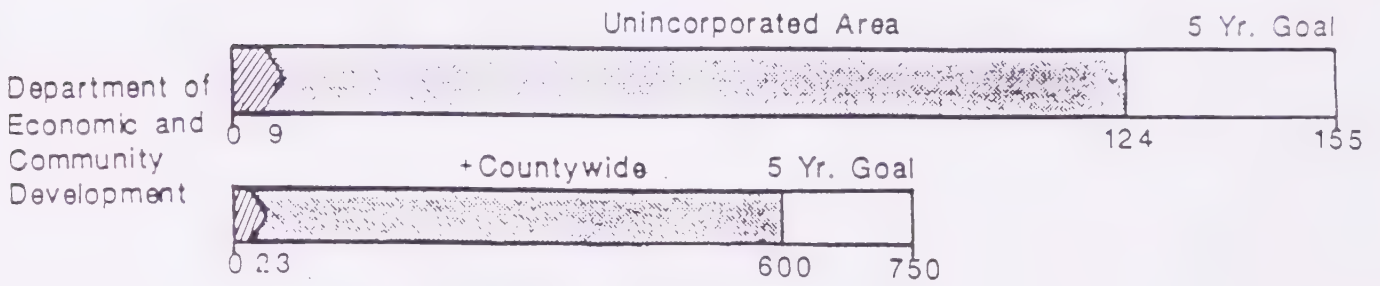


Households assisted (as of June 30, 1988)

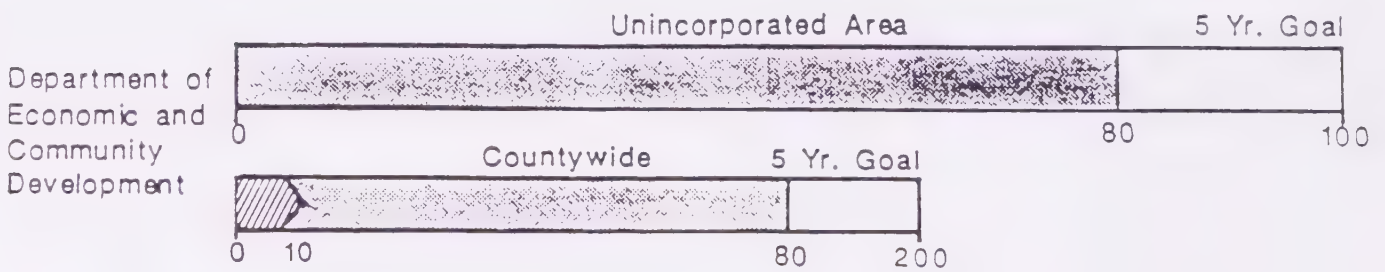
B.1 California Housing Financing Agency (CHFA)
Multi-unit Rental Housing Revenue Bonds



B.1 CDBG Riverside County Housing Loan Program



B.1 CDBG Self-Help Housing Programs



LEGEND

>Responsible agency and/or department.

+Unincorporated and Incorporated areas.



Five year goal for unincorporated, and the countywide areas.

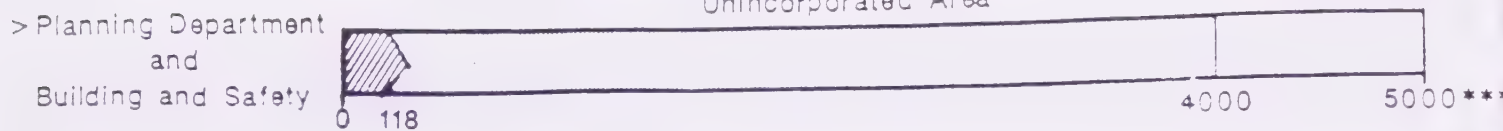


Interim goals (as of June 30, 1988).



Households assisted (as of June 30, 1988).

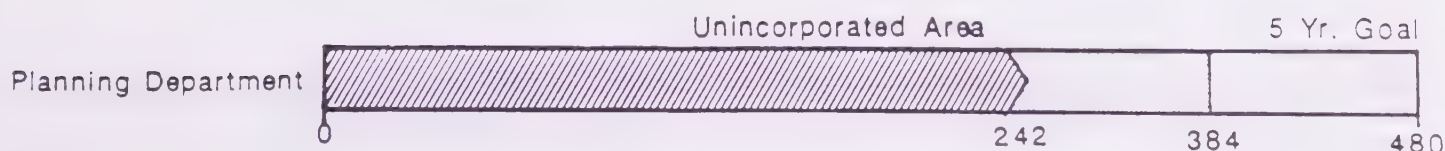
B.7 Density and Design Incentives for
Lower Cost Housing Development**
Unincorporated Area



B.12 Mobile Homes in Single Family Zones



B.13 Second Units in Single Family Zones






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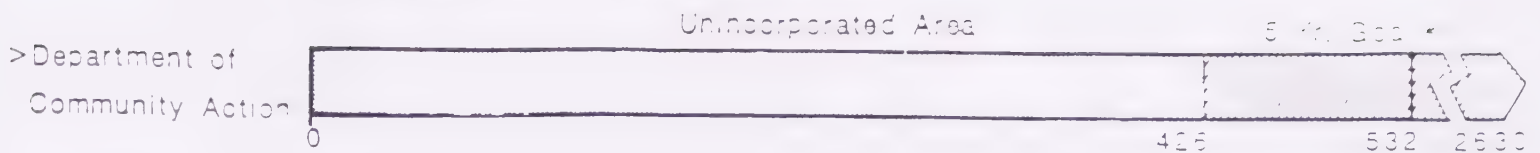
>Responsible agency and/or department.

**Indicates R-6 units only.

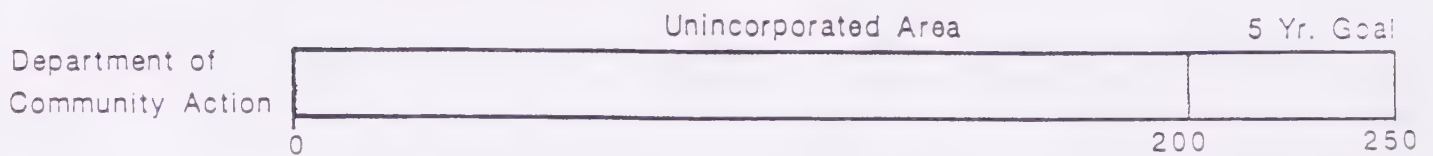
***Objective was heavily based on activity primarily
in Moreno Valley which has since incorporated.

-  Five year goal for unincorporated, and the countywide areas.
-  Interim goals (as of June 30, 1988).
-  Households assisted (as of June 30, 1988)

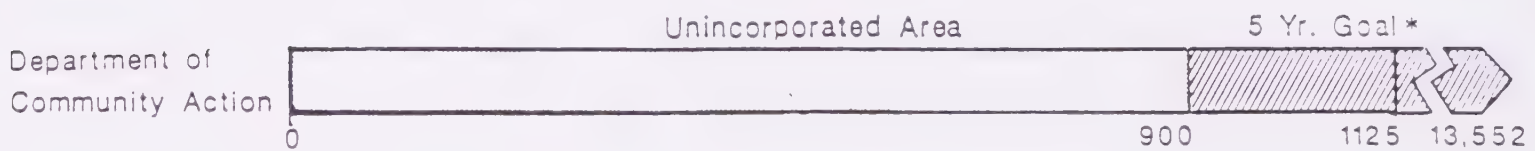
B.15 Low Income Weatherization



B.15 Energy Class "B" Audits



B.15 Energy Conservation Education

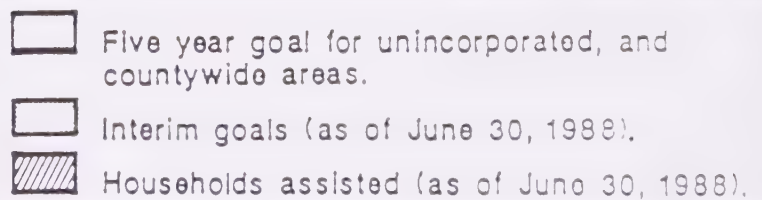


LEGEND

>Responsible agency and/or department.

+Unincorporated and Incorporated areas.

*Numbers shown to the right of the 5 year goal indicate unit production as of June 30, 1988.



MATRIX OF QUANTIFIED OBJECTIVES

1984 - 1989

Program	Quantified Objective 1984-1989		Actual Number Achieved 1984-1988		Objective				Reason
					Achieved 1984-1988		Not Achieved 1984-1988		
					Unincorp.	Countywide	Unincorp.	Countywide	
A.1. State and Federal Funding for Housing Rehabilitation									
Section 8 Mod. Rehab.	125	500	0	243			X	X	decreased funding
Section 8 Rental Rehab.	47	250	0	180			X	X	decreased funding
Section 312 Rehab Loans	10	20	0	0			X	X	decreased funding
CDBG Housing Improvement Program	250	625	35	72			X	X	decreased funding
Mobile Home Repair	153	500	14	16			X	X	decreased funding
Senior Home Repair	4,033	10,613	11,194	13,550	X	X			additional funding
A.4. Health and Safety Code Enforcement									
		17,013		47,915		X			additional staffing
B.1. Funding for Low-Cost Housing Production and Subsidization									
Conventional Public Housing	90	360	96	550	X	X			
Section 8 Housing Assistance	50	200	35	873		X	X		
FHA 514/516	25	100	50	100	X	X			
Section 202 Housing for Elderly & Handicapped	0	600	0	0			X	X	lack of funding
CDBG Housing Loan Program	155	750	9	23			X	X	decreased funding
CHFA Multi-Unit Rental Revenue Bonds	0	50	0	0			X	X	lack of funding
FHA 502 Homeowners and Rehab. Loans	100	540	0	182			X	X	decreased funding
FHA 515	100	1,000	172	444		X		X	
CDBG Self-Help	100	200	0	10			X	X	
B.7. Density and Design Incentives for Lower Cost Housing Development									
	5,000		118				X		Incorp. of Moreno Valley
B.12. Mobile Homes in Single Family Zones									
	935		560				X		Decrease in applications Program no longer necessary, because of changes in State law.
B.13. Second Units in Single Family Zones									
	480		242						Interpretation of Land Use Ordinance and General Plan may have contributed to a lack of applications.
B.15. Funding For Home Energy Cost Reductions									
Low Income Weatherization	532		2,630		X				additional funding
Class "B" Audit	200		0				X		decreased funding
Energy Conservation Education	1,125		13,552		X				additional funding

IV. Population and Housing Characteristics and Needs

IV. CURRENT AND PROJECTED POPULATION AND HOUSING CHARACTERISTICS

A. POPULATION AND HOUSING CHARACTERISTICS: 1980

In order to identify and define the housing needs of Riverside County, an analysis of conditions and projected needs is required. This Chapter is divided into three major sections. This section, Population and Housing Characteristics: 1980, and the following Section B, Population and Housing Characteristics: 1989 and Section C, Projected Population and Housing Needs: 1989-1994, form the foundation of the Housing Element by analyzing the past, present and future housing needs of Riverside County. With the nature and range of housing problems defined, priority and targeted housing needs can be identified and housing programs developed to meet those needs.

In Population and Housing Characteristics: 1980, data is presented for unincorporated Riverside County. The data describes the socio-economic composition of the population, various household and housing characteristics, housing needs, and the economics of home buying, as indicated by baseline data from 1978 and 1980.

Data Sources

The major source of information used in this chapter is the 1980 Federal Census. The Census provides the most current data available. Appendix A lists the data sources for each table, map or figure and any special explanation for that table, figure or map. Unless otherwise noted, all data represents the unincorporated portion of Riverside County as it existed on April 1, 1980. Figures for Handicapped Households and Sound/Unsound Housing Units are based on data generated from the 1978 Special Census and updated to 1980. The estimated number of Sound/Unsound Housing Units was reviewed by the Riverside County Department of Building and Safety and was found to be accurate.

Geographical Area of Analysis

Riverside County, an area of 7,310 square miles, stretches from the Colorado River, 200 miles west to the Los Angeles metropolitan area, to within 10 miles of the Pacific Ocean. It is the fourth largest county in the State and is roughly the size of the State of New Jersey. The County is bounded by San Bernardino County on the north, Orange County on the west, San Diego and Imperial Counties on the south and the Colorado River and the State of Arizona on the east. It offers its residents and visitors a wide range of unique lands which differ in physical, climatic, and biotic conditions. There are fertile valleys with an extensive array of agricultural crops, undulating and rugged terrain with beautiful mountains, ephemeral streams and rivers and deserts.

Within Riverside County there are twenty incorporated cities: Banning, Beaumont, Blythe, Cathedral City, Coachella, Corona, Desert Hot Springs, Hemet, Indian Wells, Indio, Lake Elsinore, La Quinta, Moreno Valley, Norco, Palm Desert, Palm Springs, Perris, Rancho Mirage, Riverside, and San Jacinto. The cities of La Quinta, Cathedral City, and Moreno Valley incorporated after the 1980 Census and are included in the County's data. La Quinta had a population of 4,701 and 2,140 dwelling units, Cathedral City had a population of 11,221 and 5,477 dwelling units, and Moreno Valley had a population of 28,757 and 10,426 dwelling units. Additionally, there are dozens of unincorporated communities within the County, and substantial amounts of state and federally controlled areas such as parks, wildlife areas, and other public lands.

Riverside County is a large, diverse and rapidly developing jurisdiction. The County's population in 1981 was greater than seven of the 50 states. Much of the population growth of the last decade is due to the County's location within the Southern California region. The combination of Southern California job markets and freeway expansions with available land for housing in Riverside County has contributed to increased development pressures in the County. High growth rates are projected to continue. Growth has also resulted in a diversification of the economic base of the County, due to increasing industrial, commercial, and tourist development; however, agriculture is still a major industry in Riverside County and is expected to remain a viable industry in many parts of the County. Changing economic, political and environmental factors, such as gasoline prices, increasing fiscal pressures on local governments, housing prices, and air and water quality will have significant effects on future growth in Riverside County.

The Southern California Association of Governments (SCAG) uses Regional Statistical Areas (RSA) and subregions to delineate geographical areas for statistical purposes throughout Southern California. Riverside County is made up of 12 RSAs and four subregions. The 12 RSAs are combined to make up the four subregions. The RSAs compromise 112 census tracts.

Levels of Analysis

The analysis of data was conducted on four levels of focus: Countywide (unincorporated area), Regional Statistical Areas (RSA), Subregions, and 1980 Census Tracts. For purposes of analysis the RSAs are the basic statistical units, allowing comparative study of all unincorporated areas. The twelve RSA divisions and the four subregions are as follows:

RIVERSIDE/CORONA

RSA 45 Jurupa
RSA 46.1 Edgemont/Sunnymead
RSA 46.2 Riverside/Corona/Norco
RSA 46.3 Lake Mathews/Temescal Canyon

CENTRAL RIVERSIDE

RSA 47 Perris Valley
RSA 48 Hemet/San Jacinto
RSA 49 Southwest Territories
RSA 50 San Gorgonio Pass

IDYLLWILD

RSA 51 Idyllwild

RIVERSIDE DESERT

RSA 52 Upper Coachella Valley
RSA 53 Lower Coachella Valley
RSA 54 Chuckwalla

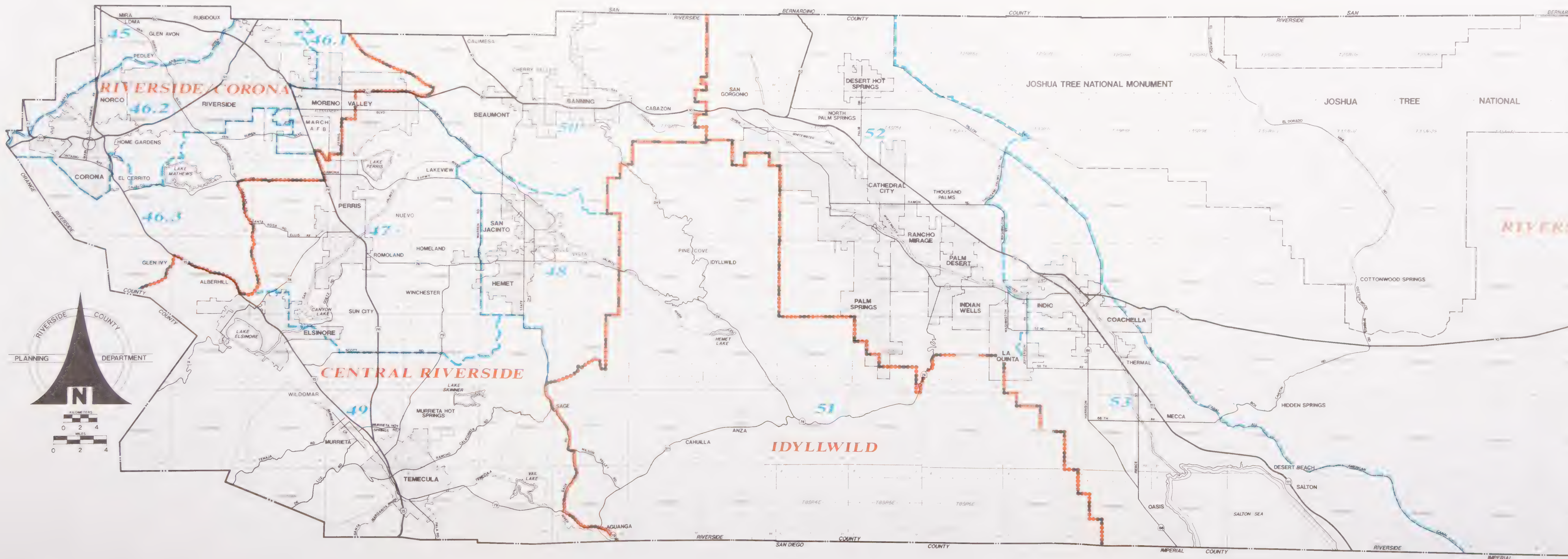
In order to facilitate the identification of problem areas within RSAs, the statistical analysis was performed down to the Census Tract level. Those unincorporated Census Tracts which have a higher representation of a specific characteristic than the countywide unincorporated average are identified. Thus, the degree of over-representation or concentration of a particular problem can be shown within certain areas of the County. It should be noted that although a Census Tract is identified as having a problem, the entire area within the Census Tract may not have that problem. Conversely, a Census Tract identified as not having a problem overall may have a portion of the Census Tract with the problem.

TABLE IV.1

1980 GENERAL CHARACTERISTICS OF POPULATION AND HOUSING
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Population	Dwelling Units	Households	<u>Population</u> <u>Dwelling</u> <u>Unit</u>	<u>Population</u> <u>Household</u>
45	49,893	17,676	16,477	2.82	3.03
46.1	28,757	10,426	8,952	2.76	3.21
46.2	14,310	4,795	4,547	2.98	3.15
46.3	17,302	5,594	5,227	3.09	3.31
47	37,063	17,709	15,469	2.09	2.40
48	33,013	4,884	13,570	2.22	2.43
49	21,435	10,007	8,212	2.14	2.61
50	13,931	5,946	5,384	2.34	2.59
51	5,926	5,283	2,455	1.12	2.41
52	27,761	18,847	11,780	1.47	2.36
53	16,835	6,014	4,971	2.80	3.39
54	10,464	4,436	3,359	2.36	3.11
Unincorporated County Total	276,690	121,617	100,403	2.28	2.76

Source: STF No. 3 Report No. 101, 1980 Census.



COUNTY OF RIVERSIDE

SCAG SUBREGIONAL BOUNDARIES

R.S.A. BOUNDARIES



LEGEND

- INCORPORATED CITIES
- SCAG SUBREGIONAL BOUNDARIES
- R. S. A. BOUNDARIES

POPULATION CHARACTERISTICS: 1980

Population Distribution

The 1980 Federal Census placed the unincorporated County population at 276,690. This represents a population increase of 42,780 (17.3%) since the 1978 Special Census.

TABLE IV.2

1980 POPULATION BY REGIONAL STATISTICAL AREA (RSA)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	RSA	Population	As a % of County Total
45	Jurupa	49,893	18.0
46.1	Edgemont/Sunnymead	28,757	10.4
46.2	Riverside/Corona/Norco	14,310	5.2
46.3	Lake Mathews/Temescal Canyon	17,302	6.3
47	Perris Valley	37,063	13.4
48	Hemet/San Jacinto	33,013	11.9
49	Southwest Territory	21,435	7.8
50	San Gorgonio Pass	13,931	5.0
51	Idyllwild	5,926	2.1
52	Upper Coachella Valley	27,761	10.0
53	Lower Coachella Valley	16,835	6.1
54	Chuckwalla	10,464	3.8
Unincorporated County Total		276,690	100.0

Source: STF No. 3 Report No. 101, 1980 Census

DISTRIBUTION OF POPULATION BY RSA
Unincorporated Riverside County
(Percentage of total)

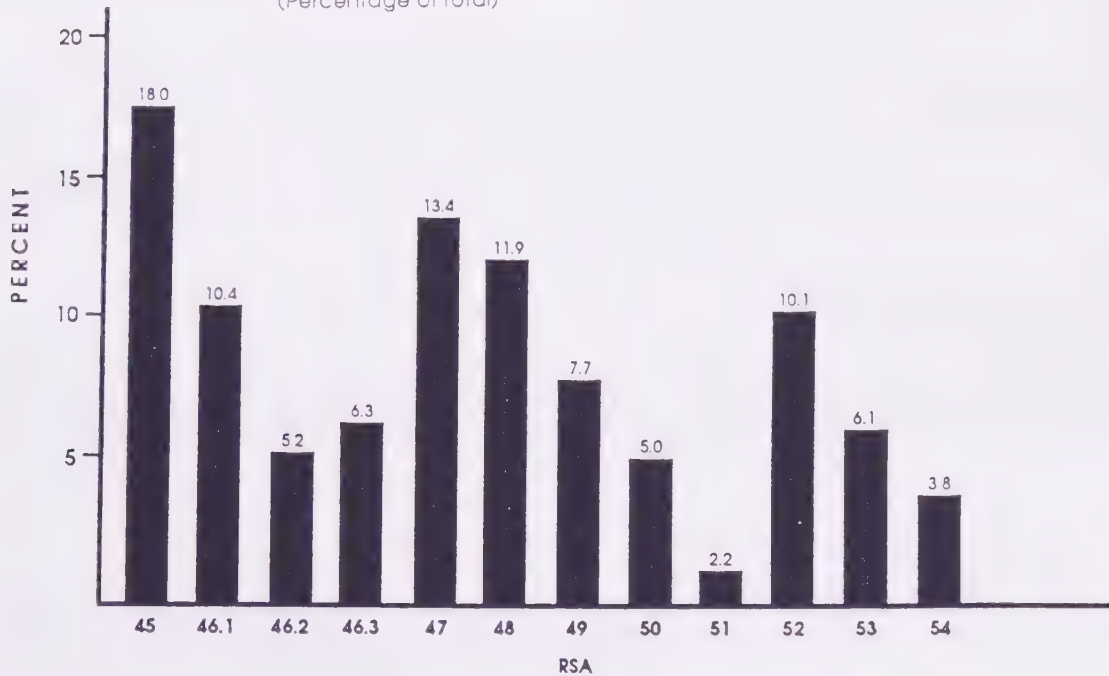


Figure No. IV-1

DATA SOURCE: STF No. 3
Report No. 101
1980 Census

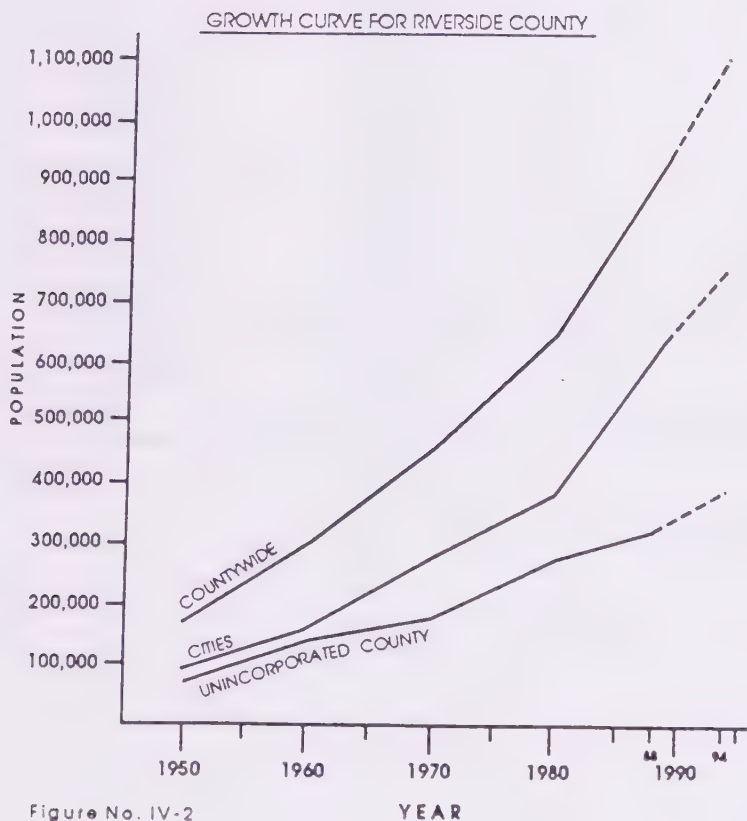


Figure No. IV-2

POPULATION STATISTICS

YEAR	CITIES	UNINCORPORATED COUNTY	COUNTYWIDE
1950	96,016	74,030	170,046
1960	160,115	146,046	304,161
1970	278,923	180,151	459,074
1980	386,476	276,690	636,166
1988 DOF ESTIMATE	633,145	312,929	946,074
1994 PLANNING DEPARTMENT	769,206	389,230	1,158,436
OVERALL GROWTH RATE 1950-1988	15.1	8.7	12.3

Data Source:

1950, 1960, 1970, 1980 Federal Census
1968 January DOF Estimate
1994 Planning Department Estimate based on
SCAG Draft Growth Management Plan

Racial/Ethnic Characteristics

The 1980 Census shows that 84.4% of the unincorporated County population is White; 4.4% of the population is Black; 1.3% of the population is American Indian, Aleut or Eskimo; 1.3% of the population is Asian or Pacific Islander; and 8.6% of the population is in an Other category. Ethnically, those unincorporated County residents of Hispanic background make up 16.4% of the County's unincorporated population.

TABLE IV.3

1980 RACIAL AND ETHNIC DISTRIBUTION BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	White	%	Black	%	American Indian	%	Asian and Pacific Islander	%	Other	%	Total	Non-Hispanic	%	Hispanic	%
45	41,572	83.3	3,008	6.0	639	1.3	409	.8	4,265	8.5	49,893	41,636	83.5	8,257	16.5
46.1	22,574	78.5	2,940	10.2	382	1.3	1,212	4.2	1,649	5.7	28,757	25,196	87.6	3,561	12.4
46.2	11,256	78.7	75	.5	214	1.5	200	1.4	2,565	17.9	14,310	10,281	71.8	4,029	28.2
46.3	14,002	80.9	1,803	10.5	92	.5	88	.5	1,317	7.6	17,302	14,657	84.7	2,645	15.3
47	32,294	87.2	2,941	6.7	410	1.1	288	.8	1,560	4.2	37,063	33,516	90.4	3,547	9.6
48	30,877	93.5	23	.1	592	1.8	184	.6	1,337	4.0	33,013	30,321	91.8	2,692	8.2
49	19,929	93.0	181	.8	306	1.4	106	.5	913	4.3	21,435	19,444	90.7	1,991	9.3
50	12,896	92.6	96	.7	408	2.9	67	.5	464	3.3	13,931	12,899	92.6	1,032	7.4
51	5,688	96.0	8	.1	84	1.4	29	.5	117	2.09	5,926	5,662	95.5	264	4.5
52	24,491	88.2	595	2.1	167	.6	570	2.1	1,938	7.0	27,761	23,048	83.0	4,713	17.0
53	9,977	59.2	303	2.3	185	1.1	447	2.7	5,843	34.7	16,835	6,995	41.6	9,840	58.4
54	7,996	76.4	441	4.2	73	.7	61	.6	1,893	18.1	10,464	7,727	73.8	2,737	26.2
Unincorporated County Total	233,552	84.4	12,064	4.4	3,552	1.3	3,661	1.3	23,861	8.7	276,690	231,690	83.6	45,308	16.4

Source: STF No. 3, Report No. 103, 1980 Census

TABLE IV.4

1980 CONCENTRATION OF MINORITY PERSONS
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Population	Non-White	%	Hispanic	%
RSA 45					
401	4,615	2,100	45.5	1,158	25.1
402	8,513	1,612	18.9	1,443	17.0
403	8,941	1,725	19.3	1,511	16.9
406.01	8,843	--	--	1,546	17.5
RSA 46.1					
421	3,607	1,112	30.8	--	--
425.01	5,215	1,485	28.5	926	17.8
425.02	6,787	1,438	21.8	--	--
425.03	5,814	1,424	24.5	--	--
RSA 46.2					
301	46	46	100.0	46	100.0
RSA 46.3					
419.02	4,249	825	19.4	1,324	31.2
420.02	7,064	2,041	28.9	--	--
RSA 47					
428	31	31	100.0	--	--
429	7,059	2,766	39.2	1,224	17.3

Census Tract	Total Population	Non-White	%	Hispanic	%
RSA 48					
436	19	19	100.0	19	100.0
437	567	247	43.6	--	--
RSA 50					
441	258	53	20.5	53	20.5
RSA 52					
447	1,784	515	28.9	908	
448.02	386	224	58.0	--	
449.02	--	--	--		
450	1,863	779	18.9		
	4,130				
RSA 53					
452.01	3,549	1,208	34.0	876	24.7
452.02	2,271	--	--	604	26.6
454	675	349	51.7	657	97.3
456.01	4,358	1,673	38.7	3,041	69.8
456.02	5,511	2,974	54.0	4,221	76.6
457.01	357	282	79.0	343	96.1
457.02	114	61	53.5	98	86.0
RSA 54					
459	1,839	846	46.0	859	46.7
461	1,628	484	29.7	551	33.8
462	713	584	81.9	392	55.0

Source: STF No. 3 Report No. 103, 1980 Census.

RACIAL AND ETHNIC DISTRIBUTION
 Unincorporated Riverside County
 (As a percentage of RSA total)

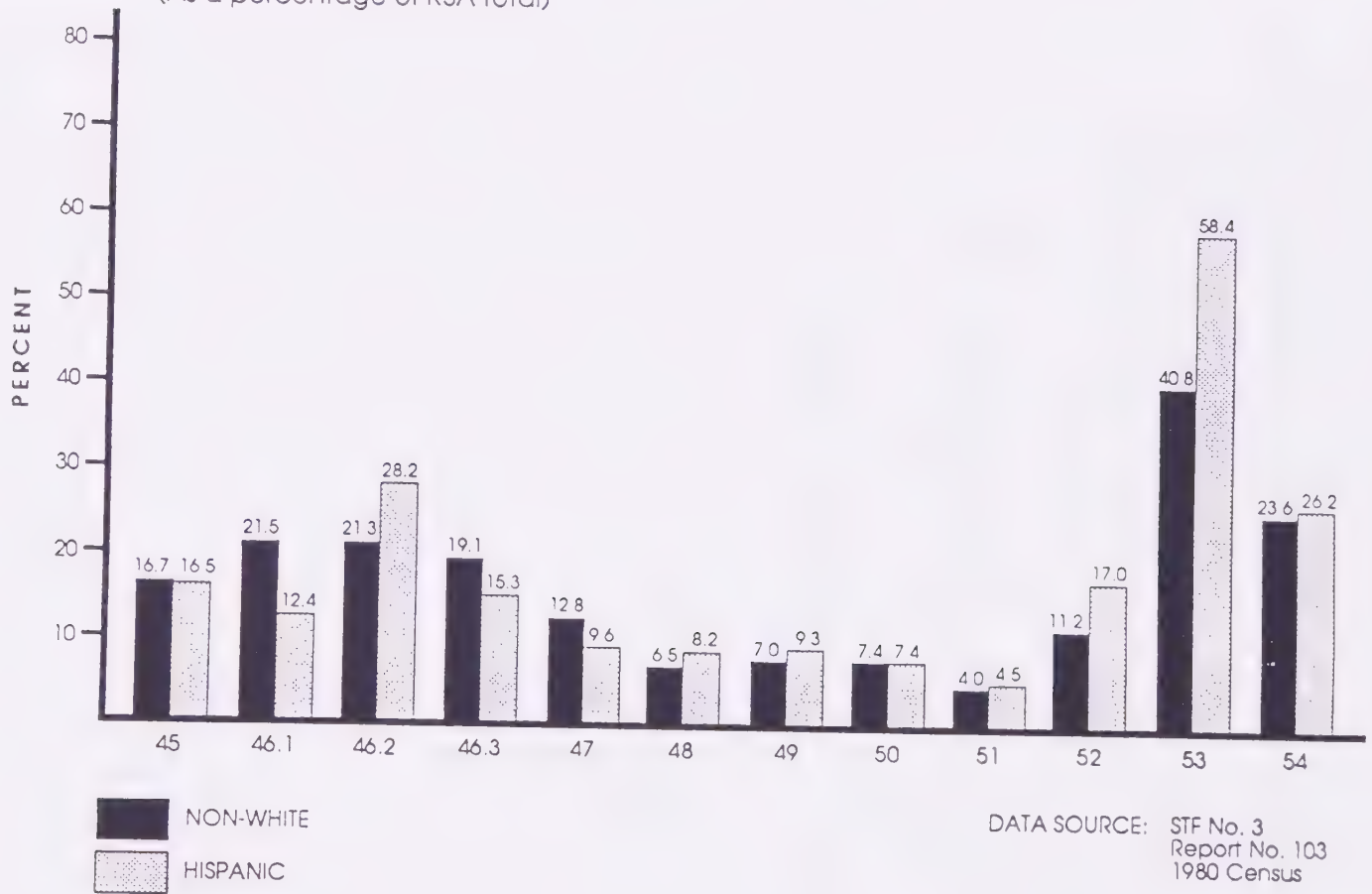


Figure No. IV-3

Age Characteristics

The 1980 Census found that while the 18 and under and 19 to 64 age groups increased in percentage of total population as compared to the 1978 Special Census, the over 65 age group decreased from 17.2% to 16.3% of the County's unincorporated population. The median age of a County resident was 36.07 years in 1980. In 1978, the median age was 36.45 years.

TABLE IV.5
1980 AGE DISTRIBUTION BY RSA
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	18 and Under	%	19 to 64	%	65 and Over	%	Total	Median Age
45	17,2091	34.5	27,872	55.9	4,812	9.6	49,893	31.49
46.1	0,435	36.3	17,147	59.6	1,175	4.1	28,757	29.35
46.2	5,114	35.7	8,378	58.6	818	5.7	14,310	29.96
46.3	6,265	36.2	9,937	57.4	1,100	6.4	17,302	29.81
47	7,852	21.2	17,534	47.3	11,677	31.5	37,063	46.41
48	7,778	23.6	15,886	48.1	9,349	28.3	33,013	43.73
49	5,991	27.9	12,291	57.4	3,153	14.7	21,435	36.30
50	3,559	25.5	7,101	51.0	3,272	23.5	13,931	40.58
51	1,473	24.9	3,607	60.9	846	14.2	5,926	37.59
52	6,053	21.8	15,488	55.8	6,220	22.4	27,761	41.74
53	5,804	34.5	9,431	56.0	1,600	9.5	16,835	31.47
54	3,763	36.0	5,719	54.6	982	9.4	10,464	30.56
Unincorporated County Total	81,296	29.4	150,391	54.3	45,003	16.3	276,690	36.07

Source: STF No. 3 Report Nos. 107-109, 1980 Census

TABLE IV.6

1980 CONCENTRATION OF PERSONS 65 AND OLDER
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Population	Over 65	%
RSA 45			
405	7,755	1,431	18.5
406.02	2,939	675	23.0
RSA 47			
427.02	8,431	6,623	78.6
427.04	12,139	3,023	24.9
RSA 48			
433.01	2,918	639	21.9
433.02	6,738	1,579	23.4
435.01	6,848	3,022	44.1
435.02	3,003	746	24.9
437	5,513	2,361	42.8
RSA 49			
431	7,256	1,233	17.0
RSA 50			
438.02	4,012	1,057	26.3
438.03	5,899	1,388	23.5
438.04	3,652	746	20.4
441	258	44	17.1
443	110	36	32.7
RSA 52			
445.01	5,861	2,046	34.9
445.02	1,453	493	33.9
446	509	109	21.4
448.02	386	78	20.2
448.03	205	68	33.2
449.01	3,073	670	21.8
449.02	1,863	432	23.2
449.03	4,257	1,206	28.3

Source: STF No. 3 Report Nos. 107-109, 1980 Census.

Employment

On April 1, 1980 the Federal Census found that 96,933 residents of the County unincorporated area were employed. Of the 83,443 whose work place was reported, 63,976 (76.7%) live and work in Riverside County; 19,062 (22.8%) live in Riverside County and work in another County (i.e. Los Angeles, Orange, etc.), 405 (.5%) live in Riverside County and work outside the State.

TABLE IV.7

1980 PLACE OF RESIDENCE AND PLACE OF WORK BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Work in Riverside County	%	Work in Another County	%	Worked in Another State	%	Work Place Not Reported	%	Total Workers	As a % of Unincorporated County Total
45	9,057	51.0	6,480	36.5	53	.3	2,159	12.2	17,749	18.4
46.1	8,299	65.5	1,928	15.2	91	.7	2,358	18.6	12,676	13.1
46.2	3,370	51.8	2,378	36.6	10	.2	747	11.5	6,505	6.7
46.3	3,658	53.5	2,094	30.6	39	.6	1,052	15.4	6,843	7.1
47	6,059	62.7	2,010	20.9	21	.2	1,596	16.2	9,686	10.0
48	7,629	81.0	436	4.6	0	.0	1,352	14.4	9,417	9.7
49	4,866	67.5	1,617	22.5	25	.3	700	9.7	7,208	7.4
50	2,466	56.4	1,387	31.7	24	.5	495	11.3	4,372	4.5
51	2,093	85.8	261	10.7	0	.0	85	3.5	2,439	2.5
52	8,629	86.7	330	3.3	23	.2	977	9.8	9,959	10.3
53	5,011	76.5	103	1.6	40	.6	1,393	21.3	6,547	6.8
54	2,839	80.3	38	1.1	79	2.2	576	16.3	3,532	3.6
Total	63,976	66.0	19,062	19.7	405	.4	13,490	13.9	96,933	100.0

Source: STF No. 3 Report No. 147, 1980 Census.

HOUSEHOLD CHARACTERISTICS: 1980

Household Distribution

The 1980 Census indicated there were 100,403 households in the County's unincorporated area. This is an increase of 18.7% over the number reported in the 1978 Special Census.

TABLE IV.8

1980 DISTRIBUTION OF HOUSEHOLDS BY RSA
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Household	As a Percent of Unincorporated County Total
45	16,477	16.4
46.1	8,952	8.9
46.2	4,547	4.5
46.3	5,227	5.2
47	15,469	15.5
48	13,570	13.5
49	8,212	8.2
50	5,384	5.4
51	2,455	2.5
52	11,780	11.7
53	4,971	4.9
54	3,359	3.3
Unincorporated County Total	100,403	100.0

Source: STF No. 3 Report Nos. 188 - 189, 1980 Census.

Length of Residence

Of the households in the unincorporated County in 1980, 28.4% had lived in their current residence less than 1 year 3 months; 37.3% between 1 year 3 months and 5 years 3 months; 17.0% between 5 years 3 months and 10 years 3 months; 12.9% between 10 years 3 months and 20 years 3 months; 3.1% between 20 years 3 months and 30 years 3 months; and 1.3% longer than 30 years 3 months.

TABLE IV.9

1980 LENGTH OF RESIDENCY - RENTER/OWNER COMPARISON FOR UNINCORPORATED RIVERSIDE COUNTY

Length of Residence	Rental Occupied	%	Owner Occupied	%	Total	%
1979 to 4/1/80	12,971	52.3	15,463	20.6	28,434	28.53
1975 to 1978	7,651	30.8	29,534	39.4	38,034	37.2
1970 to 1974	2,309	9.3	14,619	19.5	16,928	17.0
1960 to 1969	1,416	5.7	11,510	15.3	12,926	12.9
1950 to 1959	286	1.2	2,773	3.7	3,059	3.1
Prior to 1949	174	.7	1,155	1.5	1,329	1.3
Unincorporated County Total	24,807	100.0	75,054	100.0	99,861	100.0

Source: STF No. 3 Report Nos. 238-239, 1980 Census

Large Households

The 1980 Census indicated that 13.4 percent (13,496) of the unincorporated County's households are considered large households. Large households are defined by the 1980 Census as those households with 5 or more members. This is a decrease of 1,229 (8.3%) households from the number reported in the 1978 Special Census.

TABLE IV.10

1980 LARGE HOUSEHOLD DISTRIBUTION BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	Large Households	%	As a % of Unincorporated County Total
45	16,477	2,999	18.2	22.2
46.1	8,952	1,471	16.4	10.9
46.2	4,547	876	19.5	6.6
46.3	5,227	1,079	20.6	8.0
47	15,469	1,348	8.7	10.0
48	13,570	1,138	8.4	8.4
49	8,212	920	11.2	6.8
50	5,384	542	10.4	4.2
51	2,455	188	7.7	1.4
52	11,780	948	8.0	7.0
53	4,971	1,335	26.9	9.9
54	3,359	622	18.5	4.6
Unincorporated County Total	100,403	13,496	13.4	100.0

Source: STF No. 3 Report No. 126, 1980 Census

Small Households

Small households (86,907) made up 86.6% of the unincorporated County's households in 1980. This is an increase of 17,000 (24.3%) over the 1978 Special Census figure. Small households are defined by the 1980 Census as those households with 4 or fewer members.

TABLE IV.11

1980 SMALL HOUSEHOLD DISTRIBUTION BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	Small Households	%	As a % of Unincorporated County Total
45	16,477	13,478	81.8	15.5
46.1	8,952	7,481	83.6	8.6
46.2	4,547	3,661	80.5	4.2
46.3	5,227	4,148	79.4	4.8
47	15,469	14,121	91.3	16.3
48	13,570	12,432	91.6	14.3
49	8,212	7,292	88.8	8.4
50	5,384	4,822	90.0	5.5
51	2,455	2,267	92.3	2.6
52	11,780	10,832	92.0	12.5
53	4,971	3,636	73.1	4.2
54	3,359	2,727	81.2	3.1
Unincorporated County Total	100,403	86,907	86.6	100.0

Source: STF No. 3 Report No. 126, 1980 Census

Overcrowding

A major problem for some households is overcrowding. An overcrowded household is defined by the 1980 Census as having 1.01+ persons per room. Within the unincorporated County there were 5,765 housing units in an overcrowded condition in 1980.

TABLE IV.12
1980 OVERCROWDING CONDITION BY RSA
(1.01+ PEOPLE/ROOM)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Housing Units	Overcrowded Conditions	%	As a % of Unincorporated County Total
45	15,300	1,109	7.2	19.2
46.1	8,969	486	5.4	8.4
46.2	4,503	357	7.9	6.2
46.3	5,159	362	7.0	6.3
47	15,457	536	3.5	9.3
48	13,421	368	2.7	6.4
49	7,943	356	4.5	6.2
50	5,358	201	3.8	3.5
51	2,408	111	4.6	1.9
52	11,704	667	5.7	11.6
53	4,736	894	18.9	15.5
54	3,282	318	9.7	5.5
Unincorporated County Total	98,240	5,765	5.9	100.0

Source: STF No. 3 Report No. 126, 1980 Census

TABLE IV.13

**1980 CONCENTRATION OF OVERCROWDED UNITS BY
CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY**

Census Tract	Total Occupied Housing	Over-crowded Housing	%
RSA 45			
401	1,294	159	12.3
403	2,907	261	9.0
404	2,402	151	6.3
406.01	2,516	164	6.5
406.02	1,031	67	6.5
RSA 46.1			
425.01	1,790	207	11.6
425.03	1,832	116	6.3
RSA 46.2			
414.02	1,695	236	13.9
422.03	77	9	11.6
423	1,361	101	7.4
RSA 46.3			
419.02	1,171	158	13.5
420.02	2,212	175	7.9
RSA 47			
429	2,398	199	8.3
RSA 49			
430	887	52	5.9

Census Tract	Total Occupied Housing	Over-Crowded Housing	%
RSA 50			
441	89	8	9.0
RSA 51			
446	262	24	9.2
447	424	54	12.7
449.01	1,354	99	7.3
449.02	740	78	10.5
450	1,613	161	10.0
RSA 53			
452.01	1,395	130	9.3
452.02	811	81	10.0
454	162	35	21.6
456.01	1,086	227	20.9
456.02	1,190	369	31.0
457.01	63	43	68.3
457.02	29	9	31.0
RSA 54			
458	1,456	131	9.7
459	514	87	16.9
460	660	83	12.6
461	606	118	19.5
462	146	30	20.5

Source: STF No. 3 Report No. 291, 1980 Census

Elderly Households

The 1980 Census indicated that 27.4% (27,511) of the unincorporated County's households were elderly households. As defined by the 1980 Census the age of the head of the household must be 65 years of age or greater to be consider elderly. This is an increase of 8,046 (41.3%) from the 1978 Special Census.

TABLE IV.14

1980 ELDERLY HOUSEHOLDS BY RSA
FOR UNINCORPORATED RIVERSIDE COUNTY
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	Elderly Households	%	As a % of Unincorporated County Total
45	16,477	2,681	17.4	10.4
46.1	8,952	634	7.1	2.3
46.2	4,547	465	10.2	1.7
46.3	5,227	583	11.2	2.1
47	15,469	7,326	47.4	26.7
48	13,570	5,817	42.9	21.2
49	8,212	1,747	21.3	6.4
50	5,384	1,935	35.9	7.0
51	2,455	503	20.5	1.9
52	11,780	3,984	33.8	14.5
53	4,971	984	19.8	3.4
54	3,359	672	20.0	2.4
Unincorporated County Total	100,403	27,511	27.4	100.0

Source: STF No. 3 Report Nos. 210-211, 1980 Census

Handicapped Households

Questions concerning the total number of households with a handicapped member were not included in the 1980 Census. Questions were asked of the 16-64 age group concerning work and transportation disabilities and the 65+ age group concerning transportation disabilities.

The 1978 Special Census was used in conjunction with the 1980 Census to determine the number of handicapped households in the County. The 1978 Special Census defined a handicapped person as someone with one or more of the following impairments:

- Loss or serious impairment of speech or hearing.
- Loss or serious impairment of sight.
- Loss or serious impairment of one or more limbs.
- Disabling arthritis or other joint disease.
- Disabling impairment of respiratory system (asthma, emphysema, lung disease, etc.)
- Disabling heart disease or blood pressure problem.
- Mental retardation which prevents normal functioning.
- Wheel chair use or other similar supportive device.
- Other disabling problem.

In 1980, it is estimated there were 25,206 households with one or more handicapped members in the County unincorporated area.

TABLE IV.15
1980 HANDICAPPED HOUSEHOLDS BY RSA
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	% Handicapped	Handicapped Households	As a % of Unincorporated County Total
45	16,477	33.8	5,568	22.1
46.1	8,255	25.7	2,122	8.4
46.2	4,547	27.6	1,254	5.0
46.3	5,227	26.2	1,371	5.4
47	15,469	19.0	2,937	11.7
48	13,570	24.3	3,303	13.1
49	8,212	24.9	2,045	8.1
50	5,384	14.7	793	3.1
51	2,455	47.9	1,176	4.7
52	11,780	24.2	2,851	11.3
53	4,971	19.6	975	3.9
54	3,359	24.1	811	3.2
Unincorporated County Total	99,706	25.3	25,206	100.0

Source: STF No. 3 Report No. 101, 1980 Census.
1978 Special Census.

NOTE: March AFB not included in RSA 46.1.

TABLE IV.16

1980 CONCENTRATION OF HANDICAPPED HOUSEHOLDS
BY CENSUS TRACTS FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	House-holds	Handicapped Households	%
RSA 45			
401	1,309	420	32.1
402	3,181	880	27.7
403	2,902	1,020	35.1
404	2,411	939	38.9
405	3,135	1,451	46.3
406.01	1,057	300	28.4
RSA 46.1			
424	2,338	676	28.9
425.01	1,756	458	26.1
RSA 46.2			
301	11	3	27.6
408.02	39	12	30.8
418.01	3	1	33.3
419.01	1,082	316	29.1
422.03	68	20	28.7
422.04	200	58	29.0
423	1,319	415	31.5
RSA 46.3			
445.02	681	274	40.2
419.02	1,186	373	31.5
420.02	2,263	703	31.0
RSA 47			
428	7	4	54.5
429	2,423	913	37.7

Census Tract	House-holds	Handicapped Households	%
RSA 48			
435.01	3,278	862	26.3
435.02	1,137	323	28.4
437	2,749	900	32.7
RSA 49			
430	936	295	31.5
431	2,922	841	28.8
RSA 50			
438.03	2,259	623	27.6
438.04	1,435	591	41.2
441	97	35	36.2
RSA 51			
444	2,455	1,176	47.0
RSA 52			
445.01	2,824	1,051	37.2
446	272	86	31.6
448.02	142	52	37.0
448.03	131	42	32.4
RSA 54			
459	576	157	27.3
460	688	218	31.7
462	210	70	33.1

Source: STF No. 3 Report No. 101, 1980 Census.
1978 Special Census.

TABLE IV.17
1980 INCOME DISTRIBUTION
FOR UNINCORPORATED RIVERSIDE COUNTY

Income Level	Total Households	As a % of Unincorporated County Total	Income Level	Total Households	As a % of Unincorporated County Total
Less than \$ 5,000	11,496	11.5	\$30,000 to \$34,999	5,915	5.9
\$ 5,000 to \$ 9,999	18,643	18.6	\$35,000 to \$39,999	3,681	3.8
\$10,000 to \$14,999	17,822	17.8	\$40,000 to \$49,999	3,668	3.7
\$15,000 to \$19,999	14,713	14.7	\$50,000 to \$74,999	2,555	2.6
\$20,000 to \$24,999	12,105	12.0	More than \$75,000	1,090	1.1
\$25,000 to \$29,999	8,471	8.5			
Unincorporated County Total				Households 100,159	100.0

Source: STF No. 3 Report Nos. 188-189, 1980 Census, reflecting 1979 incomes.

Household Incomes

The median household income for 1979 was determined to be \$16,037 for the entire County. Of the County's households, 61.1% earned less than 120% (\$19,244.40) of the County's median income. Data for just the unincorporated portion of Riverside County was not determined in the 1980 Census. The Riverside County Planning Department's Community Profiles estimated the median 1979 household income for the unincorporated area of Riverside County at \$15,715.

TABLE IV.18
1980 MEDIAN HOUSEHOLD INCOME DISTRIBUTION
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Median Household Income	As a % of County Median	RSA No.	Median Household Income	As a % of County Median
45	17,614	109.8	49	15,782	98.4
46.1	17,652	110.1	50	14,005	87.3
46.2	19,640	122.5	51	14,884	92.8
46.3	22,876	142.5	52	14,631	91.2
47	13,913	86.8	53	16,347	101.9
48	13,878	86.5	54	14,586	91.0
Unincorporated County Total	276,690	121,617		Median Income 16,037	100.0

Source: STF No. 3 Report Nos. 188-189, 1980 Census, reflecting 1979 incomes.

TABLE IV.19

1980 CENSUS TRACTS WITH MEDIAN HOUSEHOLD INCOME BELOW COUNTY
MEDIAN HOUSEHOLD INCOME FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Median Income
RSA 45	
438.02	15,698
438.03	14,855
438.04	10,690
441	15,852
RSA 46.1	
421	13,276
425.01	12,900
RSA 46.2	
422.03	13,750
422.04	13,942
RSA 47	
427.02	12,790
427.04	12,940
428.00	12,575
429.00	11,734
RSA 48	
433.02	13,141
435.01	11,787
435.02	14,457
437.00	11,461
RSA 49	
431.00	13,333

Census Tract	Median Income
RSA 50	
401	15,737
405	12,314
406.02	14,539
RSA 51	
444	14,835
RSA 52	
445.01	11,744
445.02	10,952
446	9,467
448.03	11,581
449.01	12,724
449.02	15,607
451.03	9,375
RSA 53	
454	11,419
456.01	15,507
456.02	15,838
457.01	9,476
RSA 54	
459	14,382
460	11,389
461	11,012
462	10,833

Source: STF No. 3 Report Nos. 188-189, 1980 Census, reflecting 1979 incomes.

Low-, Moderate- and Medium-Income Households

The first step in assessing housing needs is to determine where and how many low and moderate-income families reside in Riverside County. Also, since housing problems are not confined to just the low- and moderate-income families, the assessment of housing needs includes medium-income families as well. The Federal Department of Housing and Urban Development (HUD) guidelines provide the following definitions for distinctions among low-, moderate- and medium-income families:

Low-Income Family. A family whose gross income is 50 percent or less of the areawide median-income.

Moderate-Income Family. A family whose gross income is 51 to 80 percent of the areawide median-income.

Medium-Income Family. A family whose gross income is 81 to 120 percent of areawide median-income.

The Federal Department of Housing and Urban Development and the State Department of Housing and Community Development use similar income criteria (percentages) to define income groups. However, the State uses different terminology based on the Health and Safety Code which are as follows:

Very Low-Income Family. A family whose gross income is 50 percent or less of the areawide median-income.

Low-Income Family A family whose gross income is 51 to 80 percent of the areawide median-income.

Moderate-Income Family. A family whose gross income is 81 to 120 percent of areawide median-income.

For purposes of this discussion, HUD's terminology will be used since the federal government provides funding for a number of housing programs.

As noted earlier, the Countywide median household income was determined to be \$16,037. This figure can be applied to 1980 data to estimate how many low-, moderate-, and medium-income families there were in the County and where they were located in 1980. Applying HUD's standards for low-, moderate-, and medium-income levels to the Countywide median-income figure, the following classifications were calculated:

Low-Income Households (1980). All households whose annual gross incomes were at or below \$8,018.50

Moderate-Income Households (1980). All households whose annual gross incomes were at or below \$12,829.60 but above \$8,018.50.

Medium-Income Households (1980). All households whose annual gross incomes were at or below \$19,244.40 but above \$12,829.60.

The 1980 Census questionnaire asked for the income earned in 1979. The data was then categorized and presented in the following categories:

Less than	\$ 2,500	\$22,500 - \$24,999
\$ 2,500 -	\$ 4,999	\$25,000 - \$27,499
\$ 5,000 -	\$ 7,499	\$27,500 - \$29,999
\$ 7,500 -	\$ 9,999	\$30,000 - \$34,999
\$10,000 -	\$ 12,499	\$35,000 - \$39,999
\$12,500 -	\$ 14,999	\$40,000 - \$49,999
\$15,000 -	\$ 17,499	\$50,000 - \$74,999
\$17,500 -	\$ 19,999	\$75,000 or more
\$20,000 -	\$ 22,499	

Since these income categories do not coincide with the income ranges of the low, moderate, and medium income families, an interpolation of the Census income categories was done to bring the income categories into conformance with the three family income ranges.

As specified earlier there were 100,159 households who earned an income in the unincorporated County in 1979. Of this number 61.1% (61,151) of the households fall into one of these income brackets. Further breakdown indicates that 22.5% (22,503) are low income, 18.8% (18,808) are moderate income, and 19.8% (19,840) are medium income households. The remaining 38.9% (39,008) are considered upper income households.

TABLE IV.20
1980 LOW, MODERATE, AND MEDIUM INCOME HOUSEHOLDS
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Low Income	%	Moderate Income	%	Medium Income	%	L/M/M Total	As a % if Unincorporated County Total L/M/M
45	3,588	39.2	2,671	29.2	2,900	31.6	9,159	15.0
46.1	1,437	29.1	1,612	32.6	1,892	38.3	4,941	8.1
46.2	788	36.2	545	25.0	845	38.8	2,178	3.5
46.3	928	40.9	653	28.8	688	30.3	2,269	3.7
47	3,725	35.4	3,420	32.4	3,409	32.2	10,564	17.3
48	2,286	35.7	2,990	31.6	3,097	32.7	9,473	15.5
49	1,766	35.7	1,529	30.9	1,651	33.4	4,946	8.1
50	1,424	41.3	1,092	31.6	937	27.1	3,453	5.6
51	618	38.4	494	30.6	499	31.0	1,611	2.6
52	2,842	38.2	2,308	31.0	2,299	30.8	7,449	12.2
53	1,105	37.2	874	30.8	988	33.3	2,967	4.9
54	886	41.4	620	29.5	635	29.6	2,141	3.5
Unincorporated Total	22,503	36.8	18,808	30.8	19,840	32.4	61,151	100.0

Source: STF No. 3 Report No. 188, 1980 Census, reflecting 1979 incomes.

TABLE IV.21

1980 CONCENTRATIONS OF LOW INCOME HOUSEHOLDS
BY CENSUS TRACTS FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Households	Low Income Households	%
RSA 45			
402	3,068	770	25.1
403	2,899	690	23.8
405	3,135	920	29.3
RSA 46.1			
425.01	1,756	470	26.8
RSA 46.2			
422.03	68	25	36.7
422.04	200	71	35.5
RSA 46.3			
420.02	2,263	526	23.2
RSA 47			
427.02	4,995	1,150	23.0
427.04	3,474	844	24.3
429	2,423	766	31.6
RSA 48			
435.01	3,278	973	29.7
435.02	1,137	284	25.0
437	2,749	782	28.4
RSA 49			
431	2,922	853	29.2

Census Tract	Total Households	Low Income Households	%
RSA 50			
438.03	2,259	531	23.5
438.04	1,435	516	36.0
441	97	26	26.8
RSA 51			
444	2,455	618	25.2
RSA 52			
445.01	2,824	919	32.5
445.02	681	200	29.4
446	272	101	37.1
448.03	131	31	23.7
449.01	1,344	430	32.0
451.03	14	5	35.7
RSA 53			
452.02	839	194	23.1
454	208	58	27.9
457.01	111	37	33.3
457.02	38	15	39.5
RSA 54			
459	576	146	25.3
460	624	211	33.8
461	134	38	28.4

Source: STF No. 3 Report No. 188, 1980 Census.

TABLE IV.22

1980 CONCENTRATIONS OF MODERATE INCOME HOUSEHOLDS
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Households	Moderate Income Households	%
RSA 45			
401	1,309	263	20.1
405	3,135	727	23.2
RSA 46.1			
421	697	263	37.7
425.01	1,756	424	24.1
425.02	2,334	485	23.4
RSA 47			
427.02	4,995	1,423	28.5
427.04	3,474	819	23.6
429	2,423	566	23.4
RSA 48			
435.01	3,278	869	26.5
435.02	1,137	243	21.4
437	2,749	806	29.3
RSA 49			
431	2,922	557	19.1
432	4,354	879	20.2

Census Tract	Total Households	Moderate Income Households	%
RSA 50			
438.02	1,593	330	20.7
438.03	2,259	434	19.2
438.04	1,435	372	25.9
RSA 51			
444	2,455	494	20.1
RSA 52			
445.01	2,824	657	23.3
445.02	681	228	33.4
446	272	52	19.1
447	449	97	21.6
448.03	131	50	38.2
449.01	1,344	261	19.4
449.02	741	178	24.0
451.03	14	3	21.4
RSA 53			
454	208	65	31.3
456.01	1,112	242	21.8
457.01	111	46	41.4
RSA 54			
460	624	130	20.8

Source: STF No. 3 Report No. 188, 1980 Census.

TABLE IV.2

1980 CONCENTRATIONS OF MEDIUM INCOME HOUSEHOLDS
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Population	Low Income Households	%
RSA 45			
401	1,309	303	23.1
402	3,068	634	
406.02	424	100	
RSA 46.1			
421	697	202	29.0
425.01	1,756	406	23.1
425.03	1,827	456	25.0
RSA 46.2			
414.02	1,681	343	20.4
423	1,319	330	25.0
RSA 47			
426	1,438	341	23.7
427.02	4,995	1,303	26.1
427.04	3,474	759	21.8
RSA 48			
435.01	3,278	724	22.1
435.02	1,137	228	20.1
437	2,749	598	21.8
RSA 48			
435.01	3,278	973	29.7
435.02	1,137	284	25.0
437	2,749	782	28.4
RSA 49			
430	936	239	25.5
431	2,922	611	20.9

Census Tract	Total Households	Low Income Households	%
RSA 50			
441	97	33	34.0
RSA 51			
	2,455	618	25.2
RSA 52			
445.01	2,824	578	20.5
447	449	115	25.6
448.02	142	55	38.7
449.03	2,199	523	23.8
451.03	14	5	35.7
RSA 53			
456.01	1,112	271	24.4
456.02	1,262	322	25.5
457.01	111	26	23.4
RSA 54			
459	576	168	29.2
461	134	33	24.6

Source: STF No. 3 Report No. 188, 1980 Census

Low Income Communities

Review of Community Profiles and Zip Code data, indicated that there are 23 readily identifiable communities in the unincorporated County whose median income is less than that of the County as a whole. It is possible that some of these communities will no longer qualify as low income after the 1990 census data is released and that changes will be made to reflect this.

TABLE IV.24
1980 LOW INCOME COMMUNITIES IN
UNINCORPORATED RIVERSIDE COUNTY

Community	Community
Anza	Murrieta
Aguanga	Murrieta Hot Springs
Cabazon	North Palm Springs
Calimesa	Quail Valley
Cherry Valley	Ripley
East Blythe	Romoland
Glen Avon	Sedco-Wildomar
Homeland	Sun City
Lakeland Village	Thermal
Mead Valley	Thousands Palms
Mecca	Valle Vista
	Whitewater

Source: Riverside County Planning Department Community Profiles
1980 Census Zip Code Program

Household Overpayment For Housing

The State Department of Housing and Community Development has stated that overpayment is the most widespread housing problem in California. Overpayment is also a significant concern in Riverside County, and represents the most extensive housing problem in the County.

The State Department of Housing and Community Development's definition of overpayment is a family paying more than 25 percent of its gross income for housing (i.e. mortgage, interest, rent, insurance, taxes, utilities, etc.). The 25 percent of income is considered by many people to be outdated in today's world of increasing interest rates, utility and housing costs. Studies have shown it is not uncommon to find families paying 30 percent or more of their total gross income for their housing. The Department of Housing and Urban Development and the Farmers Home Administration (Department of Agriculture) use 30 percent of a household's adjusted gross income as the maximum amount the household should pay for housing.

However, since the 25 percent figure is still used by State Housing and Community Development to determine a household's need for assistance, this section will assume that 25 percent still represents the appropriate percentage of income a household should pay for its housing. Although 25 percent might not be a realistic figure today, it is still a worthwhile goal for which to strive.

The Census was used to estimate the number of low, moderate, and medium income households paying more than 25 percent of their income for housing in 1980. The same type of interpolation that was done on household income was used in order to bring the Census housing payment response categories into conformance with the housing payment ranges required by this study.

The analysis identified 22,412 low/moderate/medium income households with an affordability problem. Rental households had a higher rate of overpayment as compared to owner households (70.9% vs. 47.1%).

TABLE IV.25

1980 LOW, MODERATE, AND MEDIUM INCOME
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM BY RSA
(COMPOSITE) FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Low Income With an Afford- ability			Moderate Income With an Afford- ability			Medium Income With an Afford- ability			All Incomes With an Afford- ability			As a % of Unincorpo- rated County Total
	Total	Problem	%	Total	Problem	%	Total	Problem	%	Total	Problem	%	
45	2,891	2,235	77.3	1,930	1,080	56.0	2,518	1,102	43.8	7,339	4,417	60.02	19.7
46.1	1,203	1,065	88.5	1,259	852	67.7	1,637	848	51.8	4,099	2,765	67.5	12.3
46.2	598	508	84.9	490	272	55.5	708	288	40.7	1,796	1,068	59.5	4.8
46.3	514	413	80.4	330	202	61.2	514	284	55.3	1,358	899	66.2	3.9
47	2,211	1,483	67.1	1,992	827	41.5	2,330	707	30.3	6,533	3,017	46.2	13.5
48	1,901	1,451	76.3	1,551	835	53.8	1,772	768	43.3	5,224	3,054	58.5	13.6
49	1,003	762	76.0	803	454	56.5	994	401	42.5	2,800	1,617	57.8	7.2
50	833	509	61.1	596	236	39.6	628	209	33.3	2,057	954	46.4	4.3
51	303	235	77.6	267	140	52.4	322	138	42.9	892	513	57.5	2.3
52	1,681	1,314	78.2	1,243	728	58.6	1,400	620	44.3	4,324	2,662	61.5	11.9
53	560	472	84.3	430	226	52.6	544	172	31.6	1,534	870	56.7	3.9
54	463	335	72.4	368	160	43.5	378	81	21.4	1,209	576	47.6	2.6
Unincor- porated County Total	14,161	10,782	76.1	11,259	6,012	53.4	13,745	5,618	40.9	39,165	22,412	57.2	100.0

Source: STF No. 3 Report Nos. 268-269 and 284-285, 1980 Census.

TABLE IV.26

**1980 LOW, MODERATE, AND MEDIUM INCOME HOUSEHOLDS WITH
AN AFFORDABILITY PROBLEM BY RSA (OWNER OCCUPIED UNITS)
FOR UNINCORPORATED RIVERSIDE COUNTY**

RSA No.	Low Income With an Afford- ability			Moderate Income With an Afford- ability			Medium Income With an Afford- ability			All Incomes With an Afford- ability			As a % of Unincor- porated County Total
	Total	Problem	%	Total	Problem	%	Total	Problem	%	Total	Problem	%	
45	1,085	612	56.4	991	495	49.9	1,674	850	30.8	3,750	1,957	52.3	18.4
46.1	285	189	67.3	354	215	60.7	724	441	60.9	1,359	845	62.2	7.9
46.2	249	196	78.7	255	100	39.2	458	179	39.1	962	475	49.4	4.5
46.3	370	296	80.0	224	140	62.5	385	231	60.0	979	667	68.1	6.2
47	1,595	888	55.7	1,589	529	33.3	1,944	515	26.5	5,128	1,932	37.7	18.2
48	941	579	61.5	916	374	40.8	1,178	521	44.2	3,035	1,474	48.6	13.9
49	527	305	57.9	484	209	43.2	689	273	39.6	1,700	787	46.3	7.4
50	597	311	52.1	439	151	34.4	435	130	29.9	1,471	592	40.2	5.6
51	166	107	64.5	186	87	46.8	211	83	39.3	563	277	49.2	2.6
52	809	508	62.8	754	349	46.3	896	321	35.8	2,459	1,178	47.9	11.1
53	154	100	64.9	201	89	44.3	333	124	37.2	688	314	43.3	2.9
54	174	82	47.1	121	30	24.8	168	21	12.5	463	133	28.7	1.3
Unincor- porated County Total	6,948	4,173	60.1	6,514	2,768	42.5	9,095	3,689	40.6	22,557	10,630	47.1	100.0

Source: STF No. 3 Report Nos. 284-285, 1980 Census.

TABLE IV.27

**1980 LOW, MODERATE, AND MEDIUM INCOME HOUSEHOLDS WITH
AN AFFORDABILITY PROBLEM BY RSA (RENTER OCCUPIED UNITS)
FOR UNINCORPORATED RIVERSIDE COUNTY**

RSA No.	Low Income With an Afford- ability			Moderate Income With an Afford- ability			Medium Income With an Afford- ability			All Incomes With an Afford- ability			As a % of Unincor porated County Total
	Total	Problem	%	Total	Problem	%	Total	Problem	%	Total	Problem	%	
45	1,806	1,623	89.9	939	585	62.3	844	252	29.9	3,589	2,460	68.5	20.9
46.1	922	876	95.0	905	637	70.4	913	407	44.6	2,740	1,920	70.1	16.3
46.2	349	312	89.4	235	172	73.2	250	109	43.6	834	593	71.1	5.0
46.3	144	117	81.3	106	62	58.5	129	53	41.1	379	232	61.2	2.0
47	616	595	96.6	403	298	73.9	386	192	49.7	1,405	1,085	77.2	9.2
48	960	872	90.8	635	461	72.6	594	247	41.6	2,189	1,580	72.3	13.4
49	476	457	96.0	319	245	76.8	305	128	42.0	1,100	830	75.4	7.0
50	236	198	83.9	157	85	54.1	193	79	40.9	586	362	61.8	3.1
51	137	128	93.4	81	53	65.4	111	55	49.5	329	236	71.7	2.0
52	872	806	92.4	489	379	77.5	504	299	59.3	1,865	1,484	79.6	12.6
53	406	372	91.6	229	137	59.8	211	48	22.7	846	557	65.8	4.7
54	289	253	87.5	247	130	52.6	210	60	28.6	746	443	59.4	3.8
Unincor porated County Total	7,213	6,609	91.6	4,745	3,244	68.4	4,650	1,929	41.5	16,608	11,782	70.9	100.0

Source: STF No. 3 Report Nos. 268-269, 1980 Census.

TABLE IV.28

1980 CONCENTRATION OF LOW INCOME
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM BY
CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total	Low Income Affordability Problem	%
RSA 45			
402	640	520	81.3
405	826	697	84.4
RSA 46.1			
421	51	51	100.0
424	118	106	89.8
425.01	442	398	90.0
425.02	365	310	84.9
424.03	226	199	88.1
RSA 46.2			
414.02	136	114	83.8
422.01	7	7	100.0
422.04	101	91	90.1
423	238	222	80.0
RSA 46.3			
419.02	94	76	80.9
420.01	136	113	83.1
420.02	280	224	80.0
RSA 47			
426	105	84	80.0
427.03	252	201	79.8
RSA 48			
433.02	635	534	84.1
RSA 49			
430	40	40	100.0
431	417	326	78.2
432	387	325	84.0
RSA 50			
438.04	94	74	78.7
441	16	16	100.0
RSA 51			
444	303	235	77.6
RSA 52			
446	50	41	82.0
447	43	40	93.0
449.01	295	264	89.5
449.03	224	194	86.6
450	311	240	77.2
451.04	185	178	96.2
RSA 53			
452.01	171	163	95.3
452.02	62	56	90.3
456.01	124	104	83.9
457.01	17	17	100.0
RSA 54			
462	59	45	76.3

Source: STF No. 3 Report Nos. 268-269 and 284-285, 1980 Census.

TABLE IV.29

1980 CONCENTRATION OF MODERATE INCOME
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM BY
CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total	Moderate Income Affordability Problem	%
RSA 45			
402	351	211	60.1
403	268	179	66.8
404	273	156	57.1
406.01	234	145	62.0
RSA 46.1			
424	196	146	74.5
425.01	364	242	66.5
425.02	379	273	72.0
425.03	251	173	68.9
RSA 46.2			
414.02	102	62	60.8
423	207	116	56.0
RSA 46.3			
419.02	91	53	58.2
420.01	95	56	58.9
420.01	161	104	64.6
RSA 47			
426	152	113	74.3
427.03	181	120	66.3

Census Tract	Total	Moderate Income Affordability Problem	%
RSA 48			
433.02	556	331	59.5
433.03	346	188	54.3
RSA 49			
430	38	28	73.7
431	256	139	54.3
432	412	255	61.9
RSA 52			
445.02	50	28	56.0
446	23	13	56.5
447	91	66	72.5
448.02	6	6	100.0
449.01	140	91	65.0
449.03	211	135	64.9
450	224	149	66.5
451.04	188	134	71.3
RSA 53			
452.01	106	68	64.2
452.02	35	19	54.3

Source: STF No. 3 Report Nos. 268-269 and 284-285, 1980 Census.

TABLE IV.30

1980 CONCENTRATION OF MEDIUM INCOME
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM
BY CENSUS TRACT FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total	Median Income Affordability Problem	%
RSA 45			
403	324	182	56.2
404	413	261	63.2
406.1	405	229	56.5
RSA 46.1			
424	330	200	60.6
425.02	380	215	56.6
425.03	364	221	60.7
RSA 46.2			
414.02	86	42	48.8
419.01	92	56	61.0
422.01	11	9	81.8
RSA 46.3			
419.02	155	74	47.7
420.01	191	121	63.4
420.02	185	98	53.0
RSA 47			
426	260	139	53.5
427.03	275	198	72.0
RSA 48			
433.01	79	43	54.4
433.02	375	176	46.9
433.03	460	234	50.9
435.02	137	58	42.3

Census Tract	Total	Median Income Affordability Problem	%
RSA 49			
430	57	29	50.9
432	412	197	47.8
RSA 50			
438.02	170	73	42.9
RSA 51			
444	328	141	43.0
RSA 52			
445.02	36	19	52.8
447	99	47	47.5
448.02	4	4	100.0
449.01	141	60	42.6
449.02	66	31	47.0
449.03	313	174	55.6
451.04	272	188	69.1
RSA 53			
452.01	109	47	43.1
452.02	85	46	54.1

Source: STF No. 3 Report Nos. 268-269 and 284-285, 1980 Census.

For purposes of this study only low- and moderate-income households have been identified to determine affordability problems. The analysis identified 16,794 low- and moderate-income households who had an affordability problem paying more than 25 percent of income towards housing. This is 66.1 percent of all low- and moderate-income households surveyed. On April 1, 1980 there was 14,638 low- and moderate-income households who were paying more than 30% of their income towards housing. This is 59.7 percent of all low- and moderate-income households surveyed.

TABLE IV.31

1980 LOW- AND MODERATE-INCOME
HOUSEHOLDS WITH AN AFFORDABILITY PROBLEM
BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Total Households	With an Affordability Problem	%	As a % of Unincorporated County Total
45	4,821	3,315	68.8	19.7
46.1	2,462	1,917	77.9	11.4
46.2	1,088	780	71.7	4.6
46.3	844	615	72.9	3.7
47	4,203	2,310	55.0	13.8
48	3,452	2,286	66.2	13.7
49	1,806	1,216	67.3	7.2
50	1,429	745	52.1	4.4
51	570	375	65.8	2.2
52	2,924	2,042	69.8	12.2
53	990	698	70.5	4.2
54	831	495	59.6	2.9
Unincorporated County Total	25,420	16,794	66.1	100.0

Source: STF No. 3 Report Nos. 268-269 and 284-285, 1980 Census.

TABLE IV.32

1980 CONCENTRATION OF LOW- AND MODERATE-INCOME HOUSEHOLDS
WITH AN AFFORDABILITY PROBLEM BY CENSUS TRACT
FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total House holds	With Affordability Problem	%
RSA 45			
402	991	731	73.8
403	674	482	71.5
405	1,377	952	69.1
406.01	571	394	69.0
RSA 46.1			
424	314	252	80.3
425.01	806	640	79.4
425.02	744	583	78.4
425.03	477	372	78.0
RSA 46.2			
414.02	238	176	73.9
422.01	14	10	71.4
423	445	338	76.0
RSA 46.3			
419.02	185	129	69.7
420.01	231	169	73.2
420.01	441	328	74.4
RSA 47			
426	257	197	76.7
427.03	433	321	74.1

Census Tract	Total House holds	With Affordability Problem	%
RSA 48			
433.02	1,191	865	72.6
RSA 49			
430	78	68	87.2
431	673	465	69.1
432	799	580	72.6
RSA 50			
441	16	16	100.0
RSA 52			
446	73	54	74.0
447	134	106	79.1
448.02	6	6	100.0
449.01	435	355	81.6
449.03	435	329	75.6
450	535	389	72.7
451.04	373	312	83.6
RSA 53			
452.01	277	231	83.4
452.02	97	75	77.3
457.01	25	21	84.0

Source: STF No. 3 Report Nos. 268-269 and 284-285, 1980 Census.

HOUSING CHARACTERISTICS: 1980

Housing Mix - 1980

In 1980 there were 120,731 year round dwelling units in the unincorporated area of the County. Of these dwelling units 65.6% (79,267) were single family units; 10.9% (13,115) were multi-family units; and 23.5% (28,349) were mobile homes.

TABLE IV.33

1980 DWELLING UNIT DISTRIBUTION BY TYPE BY RSA
(YEAR ROUND UNITS)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA No.	Single Family	%	Multi-Family	%	Mobile Homes	%	Total	As a % if Unincorporated County Total	
45	13,416	75.9	2,441	13.8	1,819	10.3	17,676	14.6	
46.1	7,846	75.3	1,959	18.8	618	5.9	10,423	8.6	
46.2	3,677	76.7	678	14.1	440	9.2	4,795	4.0	
46.3	4,196	75.6	186	3.3	1,171	21.1	5,553	4.6	
47	12,069	68.2	960	5.4	4,680	26.4	17,709	14.7	
48	8,366	57.2	1,553	10.7	4,684	32.1	14,603	12.1	
49	5,779	58.2	1,162	11.7	2,986	30.1	9,927	8.2	
50	3,862	65.6	437	7.4	1,590	27.0	5,889	4.9	
51	3,589	70.2	442	8.6	1,083	21.1	5,114	4.2	
52	10,886	57.8	1,984	10.5	5,977	31.7	18,847	15.6	
53	3,347	57.1	9,929	15.8	1,589	27.1	5,865	4.9	
54	2,234	51.6	384	8.8	1,712	39.6	4,330	3.6	
Unincorporated County Total		79,267	65.6	13,115	10.9	28,349	23.5	120,731	100.0

Source: STF No. 3 Report No. 222, 1980 Census

TABLE IV.34

**1980 MOBILE HOME CONCENTRATIONS BY CENSUS TRACT FOR
UNINCORPORATED RIVERSIDE COUNTY**

Census Tract	Total Dwelling Units	Total Mobilehome	%
RSA 45			
406.02	1,071	524	48.9
RSA 46.2			
419.01	1,096	280	25.5
RSA 46.3			
420.02	2,417	676	28.0
RSA 47			
427.04	5,323	2,611	49.1
429	2,774	961	34.6
RSA 48			
433.01	1,209	290	24.0
435.01	3,589	2,233	62.2
435.02	1,273	518	40.7
437	2,879	1,558	54.1
RSA 49			
431	3,678	1,152	31.3
432	5,222	1,596	30.6

Census Tract	Total Dwelling Units	Total Mobil home	%
RSA 50			
438.03	2,434	724	29.7
438.04	1,595	546	34.2
RSA 52			
445.01	4,799	2,731	56.9
445.02	1,190	54	46.6
446	297	98	33.0
448.02	176	124	70.5
448.03	203	72	35.5
449.01	2,209	585	26.5
449.02	1,375	514	37.4
449.03	3,502	998	28.5
451.03	14	14	100.0
RSA 53			
452.01	2,014	635	31.5
452.02	848	279	32.9
456.01	1,295	332	25
457.01	79	37	47
RSA 54			
458	2,014	1,039	51.8
460	821	408	49.7
461	736	193	26.2

Source: STF No. 3 Report No. 222, 1980 Census.

Of the 13,115 multi-family units 63.4% (8,319 units) were rentals. Of these 8,319 units, 11.6% (962) were duplexes; 17.6% (1,464) were 3-4 unit structures; and 70.8% (5,893) were 5+ unit structures.

TABLE IV.35

1980 MULTI-FAMILY RENTAL UNIT COMPOSITION BY RSA
(OCCUPIED UNITS)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	2 UNITS	%	3-4 UNITS	%	5+ UNITS	%	TOTAL	AS A % OF COUNTY MULTI- FAMILY RENTAL HOUSING TOTAL	AS A % OF OCCUPIED HOUSING STOCK
45	116	6.2	150	8.0	1,599	85.8	1,865	22.4	11.9
46.1	235	15.9	354	23.9	892	60.2	1,481	17.8	16.4
46.2	49	10.1	83	17.1	354	72.8	486	5.8	10.8
46.3	13	11.5	48	42.5	52	46.0	113	1.4	2.2
47	43	9.5	114	25.3	294	65.2	451	5.4	2.9
48	94	8.4	224	20.2	795	71.4	1,113	13.4	8.2
49	117	21.4	102	18.6	328	60.0	547	6.6	6.8
50	78	30.7	77	30.3	99	39.0	254	3.1	4.7
51	43	28.5	49	32.5	59	39.0	151	1.8	6.2
52	101	9.8	132	12.9	794	77.3	1,027	12.3	8.4
53	48	8.3	103	17.8	429	73.9	580	7.0	11.9
54	25	10.0	28	11.2	198	78.8	251	3.0	7.4
Unincor porated County Total	962	11.6	1,464	17.6	5,893	70.8	8,319	100.0	8.3

Source: STF No. 3 Report No. 226, 1980 Census

Vacancy Rates

From data collected by the Census, the unincorporated County was determined to have an overall vacancy rate of 16.3%. The available vacancy rate was 6.2% and the seasonal rate was 13.0%.

The available vacancy rate represents those dwelling units available on the open market for occupancy. Seasonal vacancy rate indicates those units that are owned, but occupied only during a certain part of the year, and normally not available to the private market for use.

VACANCY RATE BY RSA
Unincorporated Riverside County
(Sale/Rental Units)

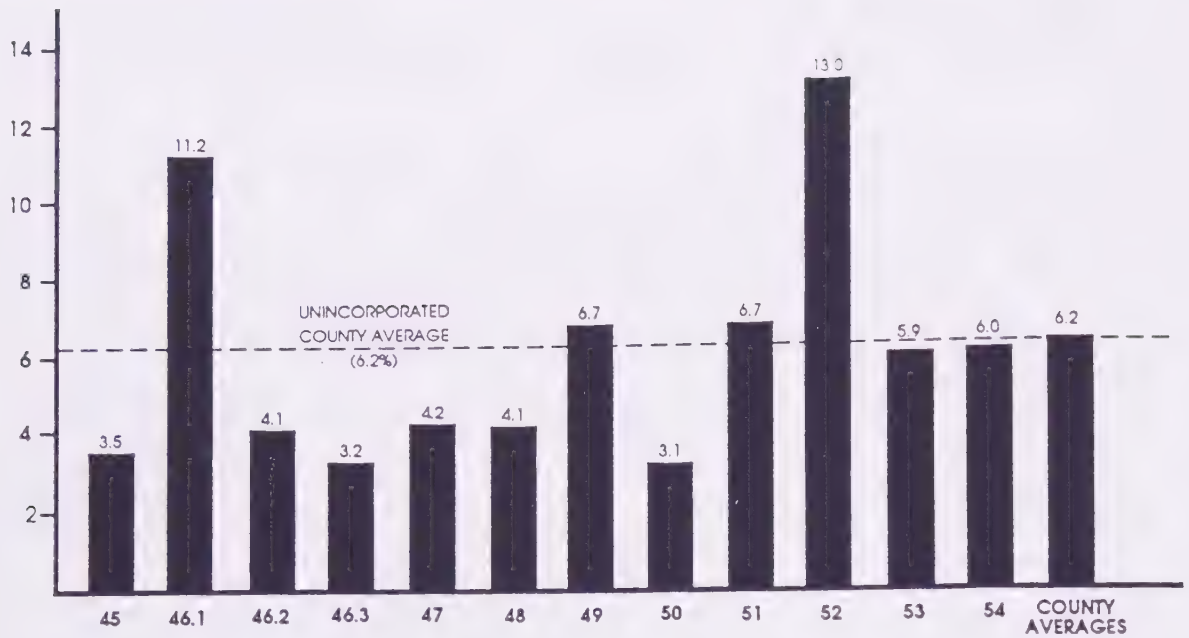


Figure No. IV-4

DATA SOURCE: STF No. 3
Report No. 218
1980 Census

VACANCY RATE BY RSA
Unincorporated Riverside County
(Seasonal/Occasional Units)

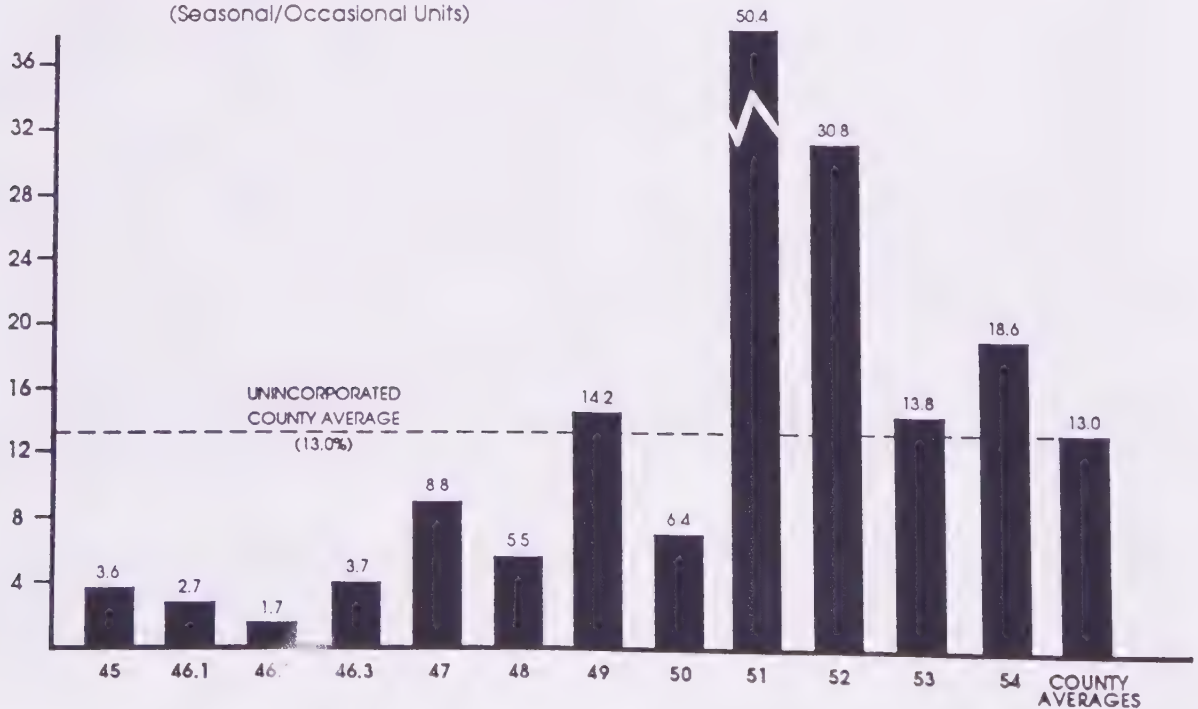


Figure No. IV-5

DATA SOURCE: SFM No. 3
Report No. 218
1980 Census

TABLE IV.36

1980 CENSUS TRACTS BELOW AVAILABLE VACANCY RATE
FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total Dwelling Units	Vacant Dwelling Units	%	Census Tract	Total Dwelling Units	Vacant Dwelling Units	%
RSA 45				RSA 48			
401	1,384	71	5.2	433.01	1,131	36	3.2
402	3,283	126	3.8	433.02	2,850	140	4.9
403	3,012	97	3.2	433.03	2,710	92	3.4
404	2,469	67	2.7	435.01	3,393	132	3.9
405	3,286	147	4.5	436	5	0	0.0
406.01	1,118	49	2.4	437	2,780	97	3.5
406.02	1,071	27	2.5	RSA 49			
RSA 46.1				430	932	41	4.4
421	710	17	2.4	431	3,034	169	5.6
RSA 46.2				RSA 50			
301	4	0	0.0	438.02	1,707	87	5.1
408.02	31	0	0.0	438.03	2,308	47	2.0
414.02	1,789	88	4.9	438.04	1,450	32	2.2
418.01	4	0	0.0	RSA 52			
419.01	1,096	49	4.5	447	434	10	2.3
422.01	137	7	5.1	451.03	11	0	0.0
422.03	77	0	0.0	RSA 53			
422.04	3	0	0.0	452.02	819	8	1.0
423	1,414	49	3.5	454	189	4	2.1
RSA 46.3				456.01	1,197	59	4.9
419.02	1,225	26	2.1	456.02	1,283	52	4.1
420.01	1,855	79	4.3	457.01	75	0	0.0
420.02	2,306	67	2.9	457.02	35	0	0.0
RSA 47				RSA 54			
426	1,518	58	3.8	458	1,471	77	5.2
427.02	5,141	146	2.8	459	556	3	.5
427.04	4,984	168	3.4	460	733	44	6.0
428	8	0	0.0	462	146	0	0.0
429	2,504	85	3.4				

Source: STF No. 3 Report No. 218, 1980 Census.

Age of Housing

Of all year-round housing units in the unincorporated area of the County, 9.6% of these units were built between 1979 and April 1, 1980; 22.4% were built between 1975 and 1978; 16.8% were built between 1970 and 1974; 27.2% were built between 1960 and 1969; 12.7%, were built between 1950 and 1959; 11.2% were built prior to 1949.

Rental units tend to be older than owner occupied units. The median age of rental units is 16 years, 6 months, while the median age of owner occupied units is 9 years 11 months. The median age of vacant housing is 6 years 6 months. The overall median age of year round housing is 10 years 9 months.

TABLE IV.37

YEAR BUILT - RENTAL/OWNER/VACANT COMPARISON FOR UNINCORPORATED RIVERSIDE COUNTY - 1980

YEAR BUILT	RENTER OCCUPIED		OWNER OCCUPIED		VACANT		TOTAL UNITS	
1979 - 4/1/80	955	3.8	6,200	8.1	4,438	22.7	11,593	9.6
1975 - 1978	3,238	12.9	19,120	25.2	4,690	23.9	27,048	22.4
1970 - 1974	3,412	13.6	13,990	18.4	2,865	14.6	20,267	16.8
1960 - 1969	8,020	32.0	20,636	27.1	4,320	22.1	32,976	27.3
1950 - 1959	4,420	17.7	9,394	12.3	1,551	7.9	15,365	12.7
Prior to 1949	4,992	20.0	6,760	8.9	1,730	8.8	13,482	11.2
TOTAL	25,037	100.0	76,100	100.0	19,594	100.0	120,731	100.0
As a % of County Total	20.7		63.0		16.3		100.0	
Median Month/Year Built	Oct. 1963		May 1970		Oct 1973		July 1969	

Source: STF No. 3 Report Nos. 235-236, 1980 Census.

TABLE IV.38

**1980 YEAR ROUND UNITS BY YEAR BUILT BY RSA
FOR UNINCORPORATED RIVERSIDE COUNTY**

RSA NO.	1979- 4/1/80	%	1975- 1978	%	1970- 1974	%	1960- 1969	%	1950- 1959	%	1940- 1949	%	Prior to 1939	%	Total	Media Month Year Built
45	1094	6.2	2861	16.2	1770	10.0	5064	28.6	3742	21.2	1915	10.8	1230	7.0	17676	10/63
46.1	1775	17.0	2060	19.8	1727	16.6	2016	19.3	1730	16.6	743	7.1	372	3.6	10423	1/71
46.2	207	4.3	428	9.0	606	12.6	1884	39.3	801	16.8	433	9.0	430	9.0	4795	10/63
46.3	693	12.5	1706	30.7	1122	20.2	1058	19.1	506	9.1	323	5.8	145	2.6	5553	4/73
47	1357	7.7	4866	27.5	3263	18.4	5858	33.0	1185	6.7	527	3.0	653	3.7	17709	12/70
48	934	6.4	4058	27.8	2975	20.4	3866	26.5	1435	9.8	655	4.5	680	4.6	14603	1/71
49	1253	12.6	3248	32.8	2107	21.2	1432	14.4	698	7.0	624	6.3	565	5.7	9927	11/73
50	225	3.8	1022	17.4	826	14.0	1934	32.8	956	16.2	552	9.4	374	6.4	5889	6/65
51	398	7.8	891	17.5	763	14.9	1464	28.6	686	13.4	406	7.9	506	9.9	5114	7/66
52	3097	16.4	4525	24.0	3222	17.1	5127	27.2	1951	10.4	548	2.9	377	2.0	18847	2/72
53	501	8.5	753	12.8	1046	17.8	1787	30.5	898	15.3	553	9.4	327	5.6	5865	6/66
54	59	1.4	630	14.5	840	19.4	1486	34.3	771	17.8	363	8.4	181	4.2	4330	9/65
Unincorporated County Total	11593	9.6	27048	22.4	20267	16.8	32976	27.3	15365	12.7	7642	6.3	5840	4.9	120731	7/69

Source: STF No. 3 Report No. 232, 1980 Census.

Sound/Unsound Housing

Unsound housing units, those in need of replacement or repair is a major housing problem. The 1978 Special Census and 1980 Federal Census were used to estimate the number of unsound units in the County and where they are concentrated. The 1978 Special Census defined a unit as deteriorated if one or more of the following conditions are present:

1. Lack of Electrical Service
2. Lack of Plumbing Facilities
3. Lack of Heating, Cooling & Insulation
4. Lack of Kitchen or Bathroom Facilities

There were also three generalized responses to determine a unit's condition. These were:

1. Unit of Inadequate Original Construction
2. Dilapidated Unit
3. Under Extensive Repairs

Based on the data, approximately 4,814 of the County's occupied dwelling units could be considered unsound in 1980. This is 4.8 percent of the County's occupied housing stock.

TABLE IV.39

1980 SOUND/UN SOUND UNITS BY RSA
(Occupied Housing)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA NO.	TOTAL DU'S	SOUND UNITS	% SOUND	UN SOUND UNITS	AS A % OF UNINCORPORATED COUNTY TOTAL
45	16,494	14,696	89.1	1,798	37.3
46.1*	8,319	7,496	90.1	823	17.1
46.2	4,522	4,064	89.9	458	9.5
46.3	5,214	5,021	96.3	193	4.0
47	15,510	15,229	98.2	281	5.8
48	13,503	13,149	97.3	354	7.4
49	8,018	7,780	97.0	238	4.9
50	5,388	5,285	98.1	103	2.1
51	2,447	2,405	98.3	42	.9
52	11,787	11,634	98.7	153	3.2
53	4,881	4,726	96.8	155	3.2
54	3,395	3,179	93.6	216	4.5
UNINCORPORATED COUNTY TOTAL	99,505	94,699	95.2	4,814	100.0

Source: STF No.3 Report No. 234, 1980 Census.
1978 Special Census.

*NOTE: March AFB not included in RSA 46.1

TABLE IV.40

1980 CONCENTRATION OF UNSOUND UNITS BY CENSUS TRACT
(Occupied Housing)
FOR UNINCORPORATED RIVERSIDE COUNTY

Census Tract	Total DU	Sound	%	Unsound	%
RSA 45					
401	1,298	1,091	84.1	207	15.9
402	3,157	2,918	92.4	239	7.6
403	2,915	2,381	81.7	534	17.9
404	2,402	2,235	93.0	167	7.0
405	3,139	2,803	89.3	336	10.7
406.01	2,539	2,327	91.7	212	8.3
406.02	1,044	941	90.1	103	9.9
RSA 46.1					
425.01	1,796	1,644	91.5	152	8.5
425.02	2,339	2,032	86.9	307	13.1
425.03	1,832	1,578	86.2	254	13.8
RSA 46.2					
301	4	3	75.0	1	25.0
408.02	31	28	90.3	3	9.7
414.02	1,701	1,591	93.5	110	6.5
418.01	4	3	75.0	1	25.0
419.01	1,047	905	86.4	142	13.6
422.03	77	71	91.8	6	8.2
422.04	163	152	93.0	11	7.0
423	1,365	1,183	86.7	182	13.3
RSA 46.3					
419.02	1,199	1,122	93.6	77	6.4
RSA 48					
435.02	1,131	1,063	94.0	68	6.0
RSA 53					
456.02	1,231	1,152	93.6	79	6.4
RSA 54					
459	553	465	84.1	88	15.9
460	689	634	92.0	55	8.0
461	613	580	94.7	33	5.3
462	146	121	83.1	25	16.9

Source: STF No. 3 Report No. 234, 1980 Census.
1978 Special Census.

By applying the percentages of unsound units for occupied housing to total housing units, it is estimated that 5,513 units could be unsound. This is 4.6 percent of the unincorporated County's total housing stock.

TABLE IV.41
1980 SOUND/UN SOUND UNITS BY RSA
(Total Housing)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA NO.	TOTAL DU'S	SOUND UNITS	% SOUND	UN SOUND UNITS	AS A % OF UNINCORPORATED COUNTY TOTAL
45	17,676	15,749	89.1	1,927	35.2
46.1*	9,719	8,757	90.1	962	17.7
46.2	4,795	4,309	89.9	486	8.8
46.3	5,594	5,387	96.3	207	3.7
47	17,709	17,388	98.2	321	5.6
48	14,884	14,494	97.4	390	7.2
49	10,007	9,710	97.0	297	5.4
50	5,946	5,832	98.1	114	2.0
51	5,283	5,192	98.3	91	1.7
52	18,847	18,602	98.7	245	4.4
53	6,014	5,823	96.8	191	3.5
54	4,436	4,154	93.6	282	4.8
UNINCORPORATED COUNTY TOTAL	120,910	115,397	95.4	5,513	100.0

Source: STF No. 3 Report No. 101, 1980 Census.

*NOTE: March AFB not included in RSA 46.1

MATRIX SUMMARY OF HOUSING CONDITIONS

The Matrix Summary of housing conditions is used to compile the housing statistics from the Population and Housing Characteristics section. The Matrix indicates areas with a concentration of at least one of the four major housing problems indicators:

1. Housing Overpayment. Those low- and moderate-income households paying more than 25% of their income for housing.
2. Substandard Housing. Those housing units in need of one or more of the following major repairs; roofing, electrical wiring, flooring, plumbing, ventilation, heating, insulation or kitchen facilities.
3. Overcrowded Housing. Those households with 1.01 or more persons per room.
4. Vacancy Rate. Those census tracts with an available vacancy rate of less than 6.2%.

In addition, the Matrix indicates the following socio-economic characteristics for the unincorporated County:

Minority Concentration	Medium Income Affordability
Elderly Concentration	Concentration
Handicapped Concentration	Low Income Group Concentration,
Mobile home Concentration	Moderate Income Affordability
Median Income Below	Concentration
Unincorporated Median	Medium Income Affordability
Low Income Affordability	Concentration
Concentration	Low Income Group Concentration
Moderate Income Affordability	Moderate Income Group Concentration
Concentration	Median Income Group Concentration

Unincorporated Census Tracts with a higher representation of the above characteristics than the countywide unincorporated average are identified in the Matrix. For example, the average vacancy rate for the County in 1980 was 6.2%. The Matrix Summary identifies those Census Tracts with vacancy rates below 6.2%. Although a Census Tract may not be identified as having major housing problems, there could still be pockets within the Census Tract impacted by a housing problem. Conversely a Census Tract that has been identified as having a major housing problem may have pockets within the tract that do not have that housing problem.

			Housing Problem Indicators		Social - Economic Characteristics														
		Census Tract	Overpayment Concentration	Overcrowding Concentration	Substandard Unit Concentration	Vacancy Rate Below Average	Non-White Concentration	Hispanic Concentration	Elderly Concentration	Handicapped Concentration	Mobilehome Concentration	Median Income Below County Median	Low Income Concentration	Moderate Income Concentration	Medium Income Concentration	Low Income Affordability Concentration	Medium Income Affordability Concentration	Moderate Income Affordability Concentration	
45	RSA	401		X	X	X	X	X	X	X		X		X	X	X			
		402	X		X	X	X	X	X		X			X		X	X		
		403	X	X	X	X	X	X	X		X			X			X	X	
		404		X	X	X				X	X							X	X
		405	X		X	X				X	X		X	X	X		X		
		406.01	X	X	X	X			X		X							X	X
		406.02		X	X	X				X		X	X			X			
46.1		421				X	X					X		X	X	X			
		424	X		X					X							X	X	X
		425.01	X	X	X			X	X		X		X	X	X	X	X		
		425.02	X		X			X							X		X	X	X
		425.03	X	X	X		X									X	X	X	X
		301			X	X	X	X	X		X								
		302																	
46.2		309																	
		407																	
		408.02				X					X								
		410																	
		414.01																	
		414.02	X	X	X	X	X	X	X								X	X	X
		415																	
		418.01			X	X					X								
		419.01			X	X					X	X							X
		422.01	X			X											X		X
		422.03		X	X	X	X	X	X		X		X	X					
		422.04			X	X			X		X		X	X			X		
423	X	X	X	X	X	X	X		X					X	X	X			

Idyllwild/San Geronimo Pass		Southwest Territories		Hemet/San Jacinto		Perris Valley		Lake Mathews/Temescal Canyon																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
51	444	443	441	439	438.04	438.03	438.02	437	436	435.02	435.01	433.03	433.02	433.01	429	428	427.04	427.03	427.02	426	420.02	420.01	419.02	RSA	Census Tract	Housing Problem Indicators												Social - Economic Characteristics																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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		Housing Problem Indicators				Social - Economic Characteristics											
RSA	Census Tract	Overpayment Concentration	Overcrowding Concentration	Substandard Unit Concentration	Vacancy Rate Below Average	Non-White Concentration	Hispanic Concentration	Elderly Concentration	Handicapped Concentration	Mobilehome Concentration	Median Income Below County Median	Low Income Concentration	Moderate Income Concentration	Medium Income Concentration	Low Income Affordability Concentration	Medium Income Affordability Concentration	Moderate Income Affordability Concentration
52	445.01							X	X	X	X	X	X	X			
	445.02							X	X	X	X	X	X		X	X	
	446	X	X					X	X	X	X	X	X		X	X	
	447	X	X		X	X	X						X	X	X	X	X
	448.02	X				X		X	X	X				X		X	X
	448.03							X	X	X	X	X	X				
	449.01	X	X					X		X	X	X	X		X	X	X
	449.02		X				X	X		X	X		X				X
	449.03	X						X		X				X	X	X	X
	450	X	X			X	X								X	X	
53	451.03				X					X	X	X	X	X			
	451.04	X													X	X	X
	452.01	X	X			X	X			X					X	X	X
	452.02	X	X				X			X		X			X	X	X
	453																
	454		X			X	X				X	X	X				
54	456.01		X			X	X			X	X		X	X	X		
	456.02		X			X	X				X			X			
	457.01	X	X			X	X		X	X	X	X	X	X	X		
	457.02		X			X	X					X					
	458		X		X					X						X	
	459		X	X	X	X	X		X		X	X		X			
Chuckwalla	460		X	X	X				X	X	X	X	X				
	461		X	X		X	X			X	X	X		X			
	462		X	X	X	X	X		X		X				X		

SPECIAL NEEDS GROUPS

Beyond those housing needs previously expressed for low- and moderate-income households, the elderly, farmworkers, handicapped, minorities, single parent households, and the homeless often face special housing problems related to the size of their dwelling, the cost of the unit available to them, location of their housing and the lack of housing. Unfortunately, these special needs are unlikely to be resolved by the natural working of the housing market system unless special efforts are made.

Poverty Levels

A good indicator in describing the housing affordability problems of Special Needs Groups is the number of persons or families below poverty level. In 1980 the non-white population comprised 15.6% of the unincorporated County's population, yet non-whites made up 29.8% of those who are below poverty level. The Hispanic population represented 16.4% of the population and comprised 28.2% of those below poverty level. The elderly (+65) comprised 16.3% of the unincorporated County population, but only 10.4% were below the poverty line.

TABLE IV.42

1980 POPULATION BELOW POVERTY STATUS FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	TOTAL POPULATION	WHITE POPULATION	%	NON-WHITE POPULATION	%	HISPANIC POPULATION	%	(+65) ELDERLY POPULATION	%	AS A % OF UNINCOR PORATED COUNTY TOTAL
45	5,425	3,702	68.2	1,723	31.8	1,131	20.8	405	7.5	18.1
46.1	3,001	2,035	67.8	966	32.2	414	13.8	69	2.3	10.0
46.2	1,488	1,034	69.5	454	30.5	644	43.3	104	7.0	5.0
46.3	2,102	1,272	60.5	830	39.5	537	25.5	176	8.4	7.0
47	3,331	2,523	75.7	808	24.3	542	16.3	713	21.4	11.1
48	3,164	2,652	83.8	512	16.2	586	18.5	550	17.4	10.5
49	1,826	1,617	88.6	209	11.4	172	9.4	199	10.9	6.1
50	804	706	87.8	98	12.2	58	7.2	47	5.8	2.7
51	1,261	922	73.1	339	26.9	295	23.4	173	13.7	4.2
52	2,847	2,216	77.8	631	22.2	852	29.9	437	15.3	9.5
53	3,017	1,379	45.7	1,638	54.3	2,471	81.9	116	3.8	10.0
54	1,733	998	57.6	735	42.4	762	44.0	133	7.7	5.8
Total	29,999	21,056	70.2	8,943	29.8	8,464	28.2	3,122	10.4	100.0

Source: STF No. 3 Report Nos. 214, 215, 1980 Census

In 1980, 8.5% (6,650) of the 77,998 unincorporated County families were below the poverty line. Of the 4,890 female headed families in the County in 1980, 1,789 (36.6%) were below poverty level. As a comparison, female headed families comprised 6.2% of the unincorporated County's total families, yet 26.9% of the families below the poverty line were headed by a female. Unincorporated County data for homeless families is not available.

TABLE IV.43

FAMILIES BELOW POVERTY LEVEL BY RSA
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	FEMALE HEADED FAMILIES				TOTAL FAMILIES			
	TOTAL	BELOW POVERTY LEVEL	%	AS A % OF UNINCORPORATED COUNTY TOTAL	TOTAL	BELOW POVERTY LEVEL	%	AS A % OF UNINCORPORATED COUNTY TOTAL
45	1,032	388	37.6	21.7	12,804	1,147	9.0	17.2
46.1	812	400	49.3	22.4	7,500	727	9.7	10.9
46.2	334	108	32.3	6.0	3,689	350	9.5	5.3
46.3	264	98	37.1	5.5	4,514	493	10.9	7.4
47	318	123	38.7	6.9	11,728	775	6.6	11.7
48	562	192	34.2	10.7	10,415	751	7.2	11.3
49	422	150	35.5	8.4	6,601	486	7.4	7.3
50	122	28	23.0	1.6	1,814	173	9.5	2.6
51	263	86	32.7	4.8	4,074	291	7.1	4.4
52	438	111	25.3	6.2	8,260	614	7.4	9.2
53	191	58	30.4	3.2	3,964	487	12.3	7.3
54	132	47	35.6	2.6	2,635	356	13.5	5.4
Total	4,890	1,789	36.6	100.0	77,998	6,650	8.5	100.0

Source: STF No. 3 Report Nos. 207, 208, 1980 Census.

Elderly

Of the special groups in need of housing assistance, the elderly is one of the most diversely impacted groups. Some elderly households have accumulated wealth, allowing for adequate housing payment allowance, as evidenced by a number of retirement communities in Riverside County. These elderly have a lower instance of overcrowding, and home ownership levels are higher than for other households. Other elderly households, however, are subject to housing problems. Their problems tend to occur with the maintenance and repair of their homes and the overpayment for housing. Most elderly owners have difficulty paying for maintenance while renters pay a high percentage of their income towards housing. The

problems of the elderly differ by age group. The elderly ages 60 to 64 is not generally a high need group, except for the low income households in this age range. The elderly ages 65 to 74, for the most part, are a low income group. One problem experienced by this age group is the high and often very high percentage of their income that goes toward housing. They often find it difficult to afford preventive maintenance. The elderly who are 75 or older have an even lower income than the 65 to 74 age group. They have similar problems that tend to be more severe.¹ Many elderly persons are on fixed incomes and often have health problems which restrict their activity. Eighty-six (86) percent of the elderly have some chronic illness, while about 18 percent of the non-institutionalized have some significant limitation on their mobility.

The elderly usually own homes for long periods of time. Although their homes may become unsound, they may be reluctant to move because they have little housing payment. Also, moving to a new residence can create physical hardships for the elderly.

The elderly with housing problems are influenced by their limited income and their inability to do repairs or to pay to have repairs done. According to a HUD survey,² elderly-headed owner households made, or had significantly less maintenance-related work done than younger households. The problem is compounded by the fact that the elderly often reside in older neighborhoods. Repairs or maintenance needed to keep the housing unit from deteriorating often are not made.

Another important concern that many elderly households face is their need to be conveniently located near social, transportation, and commercial services. As the health and economic situation of an elderly household worsens, mobility and service choices become restricted. The elderly often need or desire to live in an area close to medical facilities, shopping facilities, and social activities. Any housing program or strategy designed to satisfy the needs of the elderly must take into account the location, transportation, health and income problems of the elderly in order to adequately respond to their needs.

The proportion of the elderly will gradually increase over the next several years. As longevity increases the oldest age group, 75 and older, will substantially increase. This trend is significant since this group tends to have the most severe problems with regard to income, housing and health.

DISTRIBUTION OF ELDERLY POPULATION BY RSA Unincorporated Riverside County

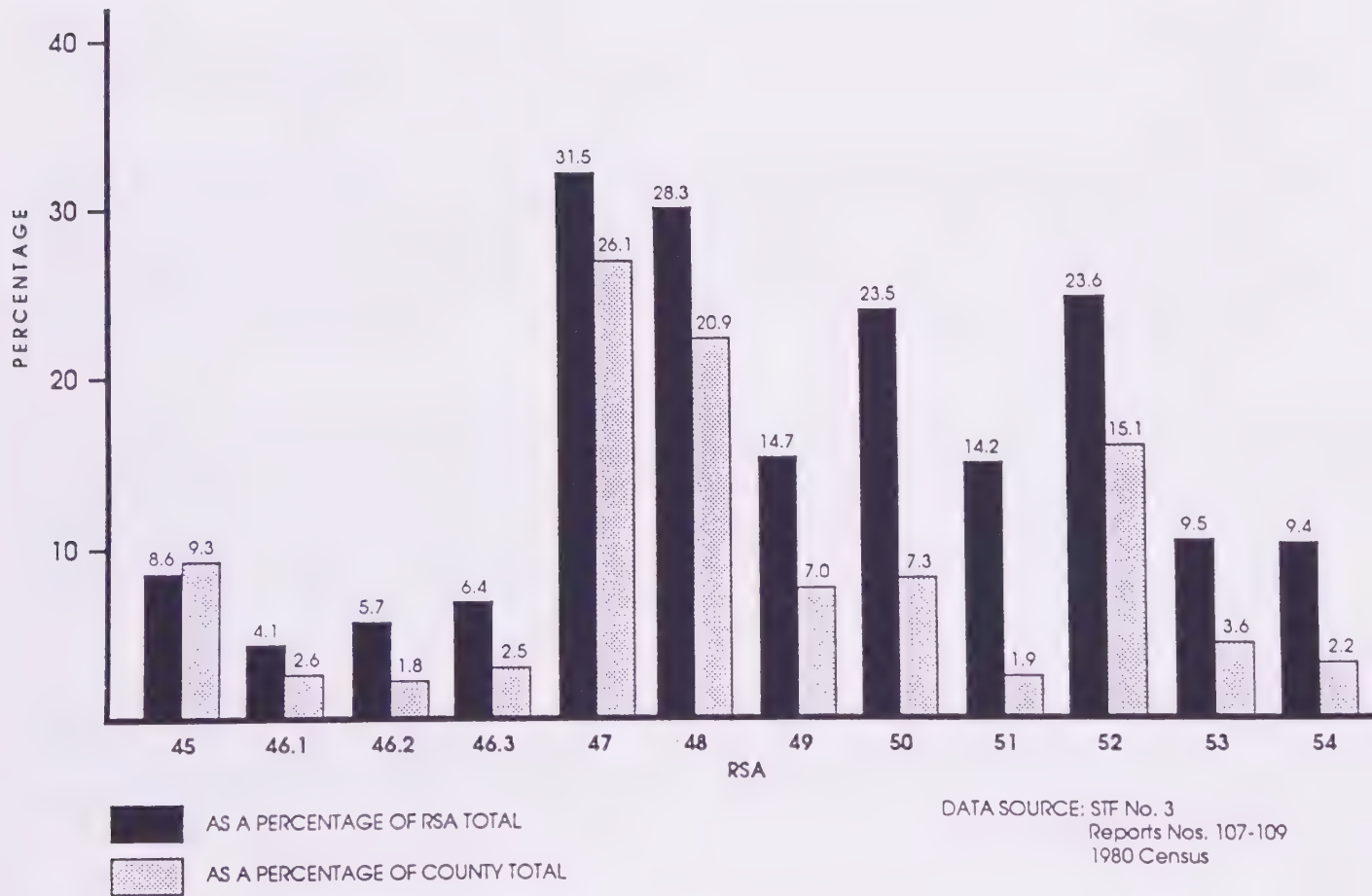


Figure No. IV-6

Handicapped

The unincorporated portion of the County has an unusually high percentage of handicapped persons with either a physical or mental impairment. The high numbers of handicapped may be related to the large portion of retired individuals living in the County.

Handicapped households tend to have the following characteristics: household size tends to be small, they tend to be elderly, they are predominately low income, they move less frequently, and although their housing costs are below average, they tend to pay a larger percentage of income for housing.³

Handicapped households have a disproportionate amount of households age 65 and over. In 1980, statewide, more than two-fifths of handicapped households were age 65 or older. There is definitely a substantial overlap between handicapped and elderly households with housing problems.⁴

The principal housing problem experienced by the handicapped is their lack of mobility. Most housing, transportation, and circulation systems lack special design to facilitate handicapped needs. Housing units, unless specially built, usually need modifications to meet the special needs of the handicapped individual. Transportation systems also pose major constraints to handicapped mobility. Unless the public transportation system is specially equipped, persons with some handicapped conditions, such as confinement to a wheelchair, would not be able to use it. Barriers such as stairs and curbs also act to limit handicapped individuals' mobility.

Problems of the handicapped can best be solved by considering and planning for the special needs of these individuals through specially designed housing, good public transportation, and housing near medical and shopping facilities.

Single Parent Households

Single parent households, in particular female-headed households, are a rapidly increasing group. A couple who obtains a divorce creates two households and the demand for two units when the couple separates. Along with this, the money available for each new household is reduced substantially, lowering their ability to find satisfactory housing to meet their needs. The solution many times is rental units. In the case of single parents, the problem of finding a rental that is affordable and will accept children exacerbates the problem even further.

Female households tend to have the following characteristics: low home ownership rates, younger in age, families with children predominate, low incomes and a high poverty rate, high overcrowding rates, and a high percentage of income is paid for housing. Female householders tend to have the most extensive housing problems, when compared with other

special need groups.⁵ In 1980 there were 5,433 households headed by a single parent. represented 5.4% of the County's households. Of these households 80.1% (4,352) v headed by a woman and 19.9% (1,081) were headed by a man.

Female households are a growing component of the state's households. This is a reflection of divorce rate trends as well as increasing proportions of unmarried women who choose to raise their children rather than give them up for adoption.⁶

TABLE IV.44

1980 SINGLE PARENT HOUSEHOLDS BY RSA FOR
UNINCORPORATED RIVERSIDE COUNTY

RSA NO.	TOTAL HOUSEHOLD	MALE HEAD	FEMALE HEAD	OTAL	%	AS A % OF UNINCORPORATED COUNTY TOTAL
45	16,477	290	933	1,223	7.4	22.5
46.1	8,952	150	789	939	10.5	17.3
46.2	4,547	76	296	372	8.2	6.8
46.3	5,227	43	241	284	5.4	5.2
47	15,469	62	265	327	2.1	6.0
48	13,570	88	523	611	4.5	11.2
49	8,212	91	328	419	5.1	7.7
50	5,384	55	233	288	5.3	5.3
51	2,455	55	122	177	7.2	3.3
52	11,780	87	366	453	3.8	8.3
53	4,971	26	147	173	3.5	3.2
54	3,359	58	109	167	5.0	3.1
Unincorporated County Total	100,403	1,081	4,352	5,433	5.4	100.0

Source: STF No. 3 Report No. 128, 1980 Census.

Minorities

The housing needs of minority groups pose a special set of problems. First are ramifications of poverty. Hispanics and Blacks constitute the dominant minorities in the County, but they are not equally represented in the working labor force and income distribution. Native Americans, Asians and Pacific Islanders are other minority groups in the County.

In 1980, Hispanic residents accounted for 16.4 percent of the total unincorporated population, but comprised only 10.4 percent of the working labor force. Blacks constituted 4.3 percent of the population and only 3.8 of the working labor force. Native Americans comprised 1.3 percent of the population but only 1.2 percent of the work force. Asians and Pacific Islanders accounted for 1.3 percent of the population but comprised 1.5 percent of the work force.

In 1980, there were 25,683 unincorporated County residents who were unemployed. Of these, Hispanic residents accounted for 19.5 percent of the unemployed; Blacks accounted for 4.9 percent of the unemployed; Native Americans accounted for 1.5 percent of the unemployed; and Asians and Pacific Islanders comprised 1.2 percent of the unemployed.

Income statistics from the Census indicated that households in the County headed by a white earn more than \$16,400 per year; Hispanic-headed households earn less than \$14,700; Black-headed households earned less than \$12,000; Native American-headed households earned less than \$14,300; and Asian- and Pacific Islander-headed households earned more than \$17,000.

Minority households, in general, have the following characteristics: low home ownership rates, larger than average household size, younger in age, lower incomes, and higher rates of overcrowding. Each of the minority groups have their own characteristics. Black households have a high percentage of female householder families and, compared to other groups, a low percentage of married couples. They are more densely populated in large metropolitan areas and, therefore, must compete in housing markets which include the highest percentage of multi-family housing in the state. Spanish origin households include many large households and have an extremely high rate of overcrowding. The larger housing units they must compete for tend to cost more. They often pay a high percentage of income for housing, especially renters, although they tend to occupy lower cost housing. Native American households are most prominent in rural areas. They have above average household sizes, and often are overcrowded. They also pay a high percentage of their income for housing.⁷

Compounding the obvious difficulties generated by inadequate income is the additional problem of racial discrimination which may block access of many minority families to housing of their choice. This means that in estimating total housing need, special attention should be given to minority needs unrelated to factors of income. These needs constitute the "repressed demand" of minority households that desire and are able to afford housing, but are not competing in the housing market place because of actual or potential discrimination.

Farmworkers

Agriculture in Riverside County is a 3.5 billion dollar industry. The 1988 Riverside County Agricultural Crop and Livestock Report, for the first time, indicates that the value of agricultural crops and products totals over one billion dollars. Leading agriculture economists agree that every dollar received by farmers in the county in 1988 had the financial impact of three times the amount. Therefore, \$1,184,000,300 becomes over 3.5 billion revenue generated into the total economy.⁸ Many workers are needed to prepare, harvest and process these crops. There are four distinct agricultural areas in the County: Riverside/Corona, San Jacinto/Temecula, the Coachella Valley, and the Palo Verde Valley. Each area represents a substantial employment base for farmworkers.

The number of farmworkers in the County varies from season to season. In 1981 the average monthly number of farmworkers was 5,630. Of these, 3,380 workers (60.0 percent) had a primary residence in Riverside County or commuted daily from a nearby county, primarily Imperial County, and follow the crops (i.e. Coachella Valley to Palo Verde Valley). 1,490 workers (26.5%) had a primary residence outside the Southern California area and follow the crops statewide (i.e. San Joaquin Valley to the Coachella Valley). The remaining 760 workers (13.5%) had a primary residence outside of California and follow the crops from state to state (i.e. Rio Grande Valley, Texas to Palo Verde Valley). The 1988 annual estimate of farmworkers was 5,880.

As of January 1, 1989 there were an estimated fourteen private farm labor camps in the unincorporated portions of Riverside County. Thirteen of these camps are in the Coachella Valley, none are in the Western part of Riverside County, and one is in the Palo Verde Valley. During the population recertification process for 1989, all camps were contacted concerning the number of residents living at the camp on January 1, 1989. Of the fourteen camps, ten returned the survey form. A total of 277 residents live at these camps. The residents include families of the workers.

Farmworkers have some distinctive household characteristics; they have low home ownership rates, they have a large household size, renter households are as large as those of owners, married couples strongly predominate among both owners and renters, most families include children, they live disproportionately in the housing which is in the poorest condition, they tend to have low incomes and high rates of poverty, and they have very high rates of overcrowding.

Farmworkers have major housing problems. These problems are exacerbated at periods of peak harvest time, especially in rural areas. Rural areas that do not have state migrant centers or employee-provided housing are especially hard hit. The influx of temporary workers cannot be absorbed adequately in rural housing markets.⁹

The effects of the Immigration Reform and Control Act of 1986 have not really been felt yet. The demand for adequate and affordable housing is expected to increase as workers legalize their status. As of December 1, 1987, 90,000 farmworkers had applied for legal status in the state, according to the Immigration and Naturalization Service.¹⁰

An issue report on Farmworker Housing Needs in Riverside County is included as an appendix to this document.

The Homeless

The most serious housing problems in the state are those of persons who have no home at all, the homeless. There are many definitions of homelessness. One of the most widely accepted is "a person who is unable to maintain a residence of their own". This includes those living in shelters as well as those living with relatives or friends. A 1987 report by the Health and Welfare Agency estimates the statewide homeless population to be approximately 100,000; this does not include an estimated 46,000 undocumented workers. The Department of Community Action estimates 3,000 people are homeless in Riverside County. (See Appendix K for the Comprehensive Homeless Plan)

The state and county have always had homeless. In recent years the characteristics have been changing. The stereotypical alcohol or drug addicted, transient single male is no longer the only type of homeless person. This rapidly growing group consists of physically and mentally handicapped, single women, families with children, the elderly, and single males. The reasons for homelessness are as diverse as the group. They might include families who have had a financial set-back, runaway youths, women and children escaping an abusive or violent home environment, or the unemployed.

It is estimated that 60 percent of the homeless population consists of a single person and 40 percent consists of families. It is estimated that the mentally ill are 25 percent, drug abusers are 15 percent, alcohol abusers are 30 percent and 35 percent are children.¹¹ These categories are not mutually exclusive in that a person who abuses drugs may also abuse alcohol, or a mentally ill person may also abuse drugs.

The homeless that are single tend to be more mobile than families who generally stay longer in the area in which they became homeless. It is estimated that roughly one third of the homeless are families with children. They can consist of both parents or a single parent. Another one third are severely mentally ill. These persons would have previously been institutionalized, but changes in the courts and legislature released them to independent lives with the support of medicine. Unfortunately, medication was not provided for many and many were not responsible enough to remember to take their medication when it was provided.

California's homeless problem is exacerbated by the shortage of affordable rental units and low cost housing that has not kept pace with population increases. Affordable is defined by HCD as equivalent to 25 percent of a household's income. It is estimated that 10 percent

of the population is at "risk" of becoming homeless because of over extension of debt. Others that are at risk are those who are doubling up with friends or family, motel populations with limited stay, and recipients of Aid to Families with Dependent Children (AFDC) whose stipend has been canceled twice within one year because there was no forwarding address.¹²

A Legislative Analyst's report indicates that there are four major factors that have contributed to an increase in the homeless population. These changes have been summarized as follows:¹³

- ° There has been an increase in the number of people in California having incomes below the federal poverty income guidelines.
- ° The cost of housing, even that which is relatively low and moderate cost, has out-paced income. Increased rent has in some cases pushed poor people out of their permanent housing.
- ° There is a lack of low-cost housing units available. Many single-room occupancy hotels which provided inexpensive shelter have been destroyed during redevelopment projects.
- ° Family break-ups resulting from family violence are more prevalent, sometimes leading to homelessness.

Until recently, there have been very few programs aimed at the homeless. Most can be divided into two types of programs; those that serve a particular group of the homeless (children, mentally disabled, etc.), and those that provide emergency shelter and/or food assistance to the general homeless population.¹⁴ Table I , in Appendix K, is a listing of various programs serving the homeless.

The Stewart B. McKinney Homeless Assistance Act was passed by the federal legislature in 1987. The funds may be used to (1) expand existing programs(2) establish new programs to serve homeless people, and (3) develop better information on homeless people and programs that serve them by conducting evaluations of the programs funded by both state pass-throughs and directly by the federal government.¹⁵ Table II, in Appendix K, shows the allocations of McKinney funds to California.

The homeless problem will not go away unless low-cost affordable housing is provided. Homelessness requires a three tiered approach. First, emergency shelters must be available for the immediate and temporary needs of the homeless. Second, transitional housing is needed to provide stability until the person or family gets "back on its feet". Lastly, the provision of low-cost affordable housing must be encouraged if the homeless problem is to be solved.

Prison Staff

As of February 14, 1990, facilities A, B, C, and D of CVSP were at 140% capacity with 2,800 inmates and 700 members of staff, approximately 230, or one third, are at or below 80% of Riverside County's Median Income. Approximately 39, or 5%, of the total fell below 50% of the median income. According to CVSP projections, its staff will be increased by 50 from now until July 1991. Using the above percentage (33) of overall staff at or below 80% of the median income, this would increase the need for approximately 20 more lower income dwelling units above those already needed.

From 1980 to 1989, Building Permit Activity Reports indicate approvals of 678 permits within Blythe and its surrounding RSAs. The exact breakdown of rental units and available single family residences is unknown, but this modest number of building permits would indicate a serious shortfall in housing for all income levels in Blythe.

FOOTNOTES:

1. California Statewide Housing Plan, Phase I, August 1987, Page 69.
2. 1974 Annual Housing Survey, 1974. Information is based on national statistics.
3. California Statewide Housing Plan, Phase I, August 1987, Page 98.
4. Ibid, Page 100.
5. Ibid, Page 81.
6. Ibid, Page 84.
7. Ibid, Page 95.
8. Riverside County Agricultural Crop and Livestock Report, 1988.
9. California Statewide Housing Plan, Phase I, August 1987, Page 117.
10. Migrant Farmworker Housing In California, State of California, Department of Housing and Community Development, 1988, Page 36.
11. Local Survey conducted January 24-29, 1988 and State HCD figures.
12. SCAG - RHNA Appendix D.
13. Legislative Analyst's Office The 1988-1989 Budget: Perspectives and Committee, Page 112-113.
14. Facing The Challenge, A Profile of Poverty In California, September 1988, Page 67.
15. Legislative Analyst's Office, Page 124.

HOUSING MARKET

New Home Prices

Recent trends in new home prices have shown a marked decrease in the numbers of homes being offered for sale in a range that is affordable to the average buyer. As discussions in this chapter point out, there are large groups of people excluded from the housing market because of these high prices. Not only are minorities, large families, and young couples being forced to find other market alternatives, but the "average" homebuyer in Riverside County is finding it increasingly difficult and sometimes impossible to find affordable new housing to meet his/her needs.

The trends are pointing to the day when new homes will become a luxury affordable only to the affluent groups in society. In 1988 only eight percent of new homes sold were from \$50,000 to \$89,999, a price affordable to households whose income was 80-120% of median income. During the three month period, October through December 1988, 4,974 new homes were sold and the Countywide median sales price was \$131,301 in the western portion of the county and \$178,390 in the eastern portion of the county. The median price from November through December 1988 (per The Meyers Group cited in the Press-Enterprise, February 2, 1989) was \$132,990 for the entire county.

Based on Department of Finance figures, Riverside County had the highest growth rate for any county in the state for the years 1980 - 1987. This rapid growth rate has been ongoing since the mid-70's. Riverside County's growth is due in part to the in-migration of residents from Orange and Los Angeles Counties who are trying to escape the high cost of housing in those counties. In 1988 the annual median prices for detached and attached houses in Los Angeles County was \$193,900. In Orange County the median price was \$225,300. The high demand placed on housing in this County, especially in the western portion, and the past high rates of interest and inflation have put a tremendous strain on the housing market. These factors coupled with higher construction costs, higher mortgage rates, and a diminishing supply of vacant land with available services have combined to push the cost of new and existing houses well above the reach of low- and moderate-income households as well as many medium income households.

TABLE IV.45

NEW HOUSING MARKET
SALES ACTIVITY/UNSOLD INVENTORY
BY SUBMARKETS FOR RIVERSIDE COUNTY

WESTERN RIVERSIDE COUNTY	ATTACHED WEIGHTED AVERAGE PRICE	DETACHED WEIGHTED AVERAGE PRICE	OCTOBER - DECEMBER 1988						OCTOBER - DECEMBER 1983		
			ATTACHED		DETACHED		TOTAL		AVERAGE	AVERAGE	
			SOLD	UNSOLD	SOLD	UNSOLD	SOLD	UNSOLD	PRICE	SOLD	UNSOLD
CORONA/ NORCO	\$156597	\$169720	34	8	329	20	363	28	\$110332	186	171
PEDLEY/ RUBIDOUX	0	140680	0	0	94	23	94	23	90546	103	228
RIVERSIDE	0	159497	0	0	348	40	348	40	86115	246	262
MORENO VALLEY	0	132758	0	0	897	388	897	388	74330	536	888
PERRIS/ SUN CITY	0	99583	0	0	918	361	918	361	57869	55	74
BEAUMONT/ BANNING	90671	109201	22	27	147	47	169	74	54072	16	31
HEMET/ SAN JACINTO	83483	103550	6	96	224	115	230	211	65756	66	266
CANYON LAKE	0	0	0	0	0	0	0	0	0	-2	30
LAKE ELSINORE	0	124527	0	0	211	55	211	55	89032	47	129
RANCHO CA/ MURRIETA	228200	142672	5	9	1342	456	1347	465	94167	2	9
SUBTOTAL	\$133745	\$131265	67	140	4510	1505	4577	1645	\$ 79003	1277	2088
EASTERN RIVERSIDE COUNTY											
PALM SPRINGS/ CATHEDRAL CITY	\$101407	\$115195	43	167	54	119	97	286	\$ 70722	236	295
RANCHO MIRAGE	206327	255777	36	75	19	40	55	115	283462	1	123
PALM DESERT	161142	222508	123	288	67	163	190	451	186666	116	392
INDIAN WELLS/ LA QUINTA	280800	335833	21	303	6	34	27	337	179038	8	131
INDIO/ COACHELLA	0	90590	0	0	28	102	28	102	78499	51	208
SUBTOTAL	\$180386	\$175831	223	833	174	458	397	1291	\$107741	412	1149
TOTAL COUNTY	NA	NA	290	973	4684	1963	4974	2936	NA	1689	3237

SOURCE: RESIDENTIAL TRENDS, FOURTH QUARTER 1988
1985 HOUSING ELEMENT

New Housing Development Costs

Since 1980 the cost to build a standard tract house has increased 50% from \$44,790 to \$67,395. Apartment units have increased 51% from \$31,680 to \$47,773 per unit. Between 1983 and 1988 the cost for mobile homes has increased 14%. These figures are based on valuation presented by the International Conference of Building Officials and the California Manufactured Housing Institute.

TABLE IV.46
BUILDING COST STATISTICS
(Single Family Dwelling)
1980 - 1988
FOR RIVERSIDE COUNTY

MONTH/YEAR	STANDARD CONSTRUCTION		PRICE PER SQUARE FOOT	CUSTOM CONSTRUCTION		PRICE PER SQUARE FOOT
	COST	% INCREASE		COST	% INCREASE	
1/80	\$44790	-----	29.86	\$119220	-----	39.74
1/84	59325	3.2%	39.55	163470	3.7%	54.49
10/85	61770	4.1%	41.18	170220	4.1%	56.74
10/86	66675	7.9%	44.45	188940	11.0%	62.98
10/87	65985	-1.1%	43.99	186960	-1.1%	62.32
4/88 *	67395	2.1%	44.93	190920	2.1%	63.64
OVERALL INCREASE	\$22605	50.47%	15.07	\$ 71700	60.14%	23.9

* MOST RECENT INFORMATION AVAILABLE

SOURCE: INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS "BUILDING STANDARDS"

TABLE IV.47

BUILDING COST STATISTICS
(Multi-Family Residence-Apartments)
 1980 - 1988
FOR RIVERSIDE COUNTY

YEAR	STANDARD CONSTRUCTION		PRICE PER SQUARE FOOT
	COST	% INCREASE	
1983	\$40620	-----	\$27.08
1984	40875	.06%	27.25
1985	43500	.64%	29.00
1986	45150	.38%	30.10
1987	45990	.19%	30.66
1988	46485	.11%	30.99
OVERALL INCREASE	\$ 5865	14.44%	\$ 3.91

SOURCE: CALIFORNIA MANUFACTURED HOUSING INSTITUTE

TABLE IV.48

BUILDING COST STATISTICS
MANUFACTURED HOUSING
 1983 - 1988
FOR RIVERSIDE COUNTY

MONTH/YEAR	STANDARD CONSTRUCTION		PRICE PER SQUARE FOOT	CUSTOM CONSTRUCTION		PRICE PER SQUARE FOOT
	COST	% INCREASE		COST	% INCREASE	
1/80	\$31680	-----	28.80	\$75196	-----	34.18
1/84	39886	2.6%	36.26	96162	2.8%	43.71
10/85	41503	4.1%	37.73	100100	4.1%	45.50
10/86	47410	14.2%	43.10	119746	19.6%	54.43
10/87	46838	-1.2%	42.58	118492	-1.1%	53.86
4/88 *	47773	2.0%	43.43	120978	2.1%	54.99
OVERALL INCREASE	\$16093	50.80%	14.63	\$45782	60.88%	20.21

* MOST RECENT INFORMATION AVAILABLE

SOURCE: INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS "BUILDING STANDARDS"

Existing Homes

An alternative to the purchase of a new housing unit is the acquisition of an existing dwelling unit. As with new sales, the condition, location and type of unit will determine the price.

The median price of an existing home in Riverside County (including incorporated area) was \$73,582 in April 1980. This was a 21 percent increase over the year before. The median price of a new home in the 2nd Quarter (April, May, June), 1980 was \$79,200. In 1988 the median price in the western portion of the County was \$106,706, up 45 percent from April 1980. The eastern portion of the county was up 33 percent, to \$97,952.

TABLE IV.49

EXISTING HOMES - RESALE PRICES FOR RIVERSIDE COUNTY

YEAR	WESTERN RIVERSIDE COUNTY	EASTERN RIVERSIDE COUNTY
1982	\$ 80770	\$ 96169
1983	82485	109832
1984	80770	104599
1985	87272	98124
1986	94534	101858
1987	96149	95714
1988	106706	97952

SOURCE: CALIFORNIA ASSOCIATION OF REALTORS
FEBRUARY 1989

Rehabilitation Costs

Although most people generally prefer newly constructed homes as their largest investment, rehabilitation of existing units could lower the cost of affordable housing substantially. Many owners of existing units are reluctant to rehabilitate their homes due to the reassessment of their property and a possible increase in their property taxes. Commercial loans provided to home owners for rehabilitation are subject to the same forces of income eligibility, redlining, and discrimination as the home purchase loans. Interest rates for rehabilitation loans are generally much higher than the interest rates for home buying loans.

Financing

There are currently four basic ways monies are made available to potential home buyers. The first is conventional loans through banks and other lending institutions. Money is loaned to the potential homeowner dependent on that person's credit rating. The second is Federally insured loans. The Federal Government (FHA, VA, etc.) guarantees the loan that a lending institution might make. Should the lendee forfeit on the loan, the federal government would repay it. The third is the CAL-VET program. The State of California takes title to the property until the loan is paid off. This program is open only to California residents who are veterans. The fourth is a hybrid which includes bonds, buydowns, etc. that are used to make money available for loans.

Since the 1970's, interest rates charged on mortgages have fluctuated greatly. The rates have risen from 7 percent in 1970 up to 20 percent in 1981. During January of 1989, interest rates ranged from 8.08 percent to 11.35 percent for various types of mortgage loans.

Utility Costs

Utility rates are an additional cost that homeowners must budget for. In recent years, shortages in natural resources have affected utility rates. The current drought, now in its third year, will undoubtedly cause water rates to increase. Southern California Edison anticipates a three to five percent annual increase over the next three years. Southern California Gas has recently increased rates by two percent. A proposal for a 6.2 percent increase in 1990 is before the Public Utility Commission. Energy-efficient utility costs are expected to increase sharply with shortages in energy and supplies. The Public Utility Commission estimates that total utility charges are increasing as much as 10 percent per year. In some instances of all-electric homes, the energy cost can be the second major economic drain on a household aside from the mortgage. Energy-efficient homes are capable of being built which realize up to 80 percent energy efficiency. This could increase the amount of income left over for the mortgage payment in the long run. In the short term, however, incorporating energy efficient devices and designs can increase up-front building costs.

Availability of Housing Close to Work

One indicator commonly used to locate where hardships occur in finding adequate housing or affordable housing, is to compare where people live to where they work. The ideal is to be located within a few miles of work in an appropriate housing unit that fits the needs and budget of the worker. If housing near work centers is too expensive for the type of worker employed in that work center, the worker must seek less expensive housing farther from his job. Also, if the housing available near the job is in disrepair or of inadequate size or quality, the worker will seek affordable and sound housing in areas away from his place of employment.

Riverside County has become the recipient of just this type of home buyer. Homes in Los Angeles and Orange Counties, the major employment centers of the Southern California area, are not available to the average first home buyer or to many of the workers having moderate earnings. Thus, these workers and their families are buying homes in Riverside County, while many of them remain employed in Los Angeles or Orange County.

TABLE IV.50

1980 COMMUTING TIME BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	Mean Commuting Time	Workers Older than 15 years	Those who commute 30 Minutes or More		As a % of Unincorporated Miles County Driven Total (Est.)	
				%		
45	29.45	17,145	6,781	39.6	22.5	18.7
46.1	21.28	12,569	3,095	24.6	10.2	13.5
46.2	23.60	6,324	2,058	32.5	6.8	14.9
46.3	33.14	6,613	3,325	50.3	11.0	21.0
47	31.11	9,482	4,272	45.1	14.1	19.7
48	17.93	9,068	1,710	18.9	5.6	11.4
49	32.29	6,915	3,039	43.9	10.0	20.5
50	24.29	4,187	1,505	35.9	5.0	15.4
51	23.67	2,309	819	35.5	2.7	15.0
52	19.24	9,823	2,097	21.3	6.9	12.2
53	17.01	6,392	1,240	19.4	4.1	10.8
54	14.52	3,471	345	9.9	1.1	9.2
Unincorporated County Total	24.59	94,298	30,286	32.1	100.0	15.6

SOURCE: STF No. 3 Report No. 150, 1980 Census.

In the western section of the County, people have taken advantage of the relatively lower cost housing that Riverside County offers compared to Orange and Los Angeles Counties. Here, many of these people have made the decision to move to Riverside County and travel longer distances to work. In the Murrieta area and the San Geronio Pass area, workers may be making similar trade-offs, preferring the rural lifestyles that these areas provide rather than living closer to work. Over 32 percent of unincorporated County residents commute 30 minutes or more to their place of employment.

Discrimination

Discrimination has an immeasurable impact on housing in the County. It acts to exclude racial and ethnic minorities as well as certain other groups facing special housing problems such as: young single parents, young single adults, families, large families, elderly, and handicapped. Discrimination acts to force people to live in inadequate and/or substandard housing, in undesirable neighborhoods, or pay a disproportionate amount of their income for housing. Discrimination disproportionately impacts low and moderate income persons. Fair housing laws such as the 1959 Unruh Civil Rights Act, the 1963 Rumford Act and the 1968 Fair Housing Act have been established to prohibit discrimination on the basis of race, color, religion, sex, national origin, familial status and handicap. The Fair Housing Program works jointly with the Department of Fair Employment and Housing and HUD regarding the enforcement of these laws.

Discrimination in financing has also affected sales and maintenance of housing in older deteriorating neighborhoods and in neighborhoods with high minority concentrations. Lending institutions are often reluctant to finance in these neighborhoods because of the high risk and low value of these units. This adds to the decline of neighborhoods since rehabilitation efforts are critical to these areas. The Community Reinvestment Act charges local financial institutions with the responsibility of maintaining equitable lending policies to insure non-discriminatory lending practices. Absentee landlords often do not make repairs or improvements in these neighborhoods because of the high risk, and loss of profits. Improvements which do not increase rental value are often avoided.

Housing discrimination limits opportunities, denies access and creates unnecessary barriers. Furthermore, it fosters and reinforces fear and the non-acceptance of others. Fair housing is a fundamental right. It is to insure the freedom of choice of all persons in the creation of an integrated society.

B. POPULATION AND HOUSING CHARACTERISTICS: 1989

The previous Section, A. Population and Housing Characteristics: 1980, pertains to the unincorporated area of Riverside County as it existed on April 1, 1980, based on 1980 Census data. The following Section, C. Projected Population and Housing Needs: 1989-1994 will present population and housing forecasts for the unincorporated areas of Riverside County for July 1, 1994. In this Section, Population and Housing Characteristics: 1989, these two time periods are bridged by updating the 1980 data to 1988. Data will be presented to show the composition of the population, households and housing characteristics for the unincorporated area of Riverside County as it existed on June 30, 1988.

Data Sources

There were four major sources of data for this section. The first source was Planning Department estimates based on data collected by the department. The second source was the 1980 Federal Census. The third source was the SCAG Draft Growth Management Plan. The final data source is the State Department of Finance, Population Research Unit. Appendix A will list the specific data source and special notes for each table.

Geographical Area of Analysis

The analysis of data was conducted at two levels of focus: the unincorporated area of Riverside County, and those Regional Statistical Areas (RSA) within the unincorporated area of the County. Unless otherwise noted, the cities of La Quinta and Cathedral City are not included in the 1980 unincorporated County totals but the City of Moreno Valley is included .

POPULATION CHARACTERISTICS: 1989

The population of the unincorporated area of Riverside County grew from 276,690 to 328,276 between April 1, 1980 and June 30, 1988, an increase of 51,586 people (18.64%). This is an average annual growth rate of 2.26%.

The State Department of Finance, Population Research Unit, estimated that on January 1, 1988, the unincorporated area of Riverside County had a population of 312,929. Of this total, 5,029 people (1.6%) were living in group quarters; 65,189 people (20.8%) were living in mobile homes (parks and own your own) while the remaining population, 242,711

people (77.6%), were living in other residential structures. The difference between these numbers and the County's estimate is due to estimation methodology and slightly different time frame.

Regional Statistical Area (RSA) 49 (Southwest Territories) had the greatest population increase. This RSA grew by 29,161 people (136%) between April 1, 1980 and June 30, 1988. The RSA had an average annual growth rate of 16.5%. The apparent decrease in population in RSAs 46.1 and 52 merely indicates the incorporations which occurred within these areas, not an actual loss of population.

TABLE IV.51
POPULATION CHANGE BY RSA
(4-1-80 TO 6-30-88)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 CENSUS	6/30/88 ESTIMATE	POPULATION CHANGE	% CHANGE	AS A % OF UNINCORP. COUNTY TOTAL	AVERAGE ANNUAL GROWTH RATE (%)
45.0	49893	60973	11080	22.2%	18.6%	2.7%
46.1	28757	4259	-24498	-85.2%	1.3%	-10.3%
46.2	14310	22319	8009	56.0%	6.8%	6.8%
46.3	17302	26841	9539	55.1%	8.2%	4.7%
47.0	37063	52407	15344	41.4%	16.0%	5.0%
48.0	33013	41213	8200	24.8%	12.6%	3.0%
49.0	21435	50596	29161	136.0%	15.4%	16.5%
50.0	13931	15663	1732	12.4%	4.8%	1.5%
51.0	5926	6413	487	8.2%	2.0%	1.0%
52.0	27761	20105	-7656	-27.6%	6.1%	-3.3%
53.0	16835	17621	786	4.7%	5.4%	0.6%
54.0	10464	9866	-598	-5.7%	3.0%	-0.7%
UNINCOR- PORATED COUNTY TOTAL	276690	328276	51586	18.6%	100.0%	22.6%

SOURCE: STF NO. 3 REPORT NO. 101, 1980 CENSUS
PLANNING DEPARTMENT BUILDING PERMIT ACTIVITY REPORT (BPAR)

HOUSEHOLD CHARACTERISTICS: 1989

The number of households in the unincorporated area of Riverside County grew from the April 1, 1980 value of 100,403 to 119,744 on June 30, 1988. This is an increase of 19,341 households (19.26%), and represents an average annual growth rate of 3.3%. The population per household factor decreased slightly to 2.74 persons per household from 2.76.

The State Department of Finance, Population Research Unit, estimated that on January 1, 1988 the unincorporated area of Riverside County had 114,191 households. The population per household ratio was estimated to be 2.696. The difference between this number and the County's estimate is due to estimation methodology. Incorporations within RSAs 46.1 and 52 account for the decrease in households, as these households were absorbed into cities.

TABLE IV.52
HOUSEHOLD CHANGE BY RSA
(4-1-80 to 6-30-88)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 CENSUS	6/30/88 ESTIMATE	HOUSEHOLD CHANGE	% CHANGE	AS A % OF UNINCORP. COUNTY TOTAL	AVERAGE ANNUAL GROWTH RATE (%)
45.0	16477	20051	3574	21.7%	16.7%	2.6%
46.1	8952	36	-8916	-99.6%	0.0%	-12.1%
46.2	4547	6696	2149	47.3%	5.6%	5.7%
46.3	5227	8163	2936	56.2%	6.8%	6.8%
47.0	15469	21718	6249	40.4%	18.1%	4.9%
48.0	13570	17175	3605	26.6%	14.3%	3.2%
49.0	8212	19139	10927	133.1%	16.0%	16.1%
50.0	5384	5852	468	8.7%	4.9%	1.1%
51.0	2455	2615	160	6.5%	2.2%	0.8%
52.0	11780	9294	-2486	-21.1%	7.8%	-2.6%
53.0	4971	5751	780	15.7%	4.8%	1.9%
54.0	3359	3254	-105	-3.1%	2.7%	-0.4%
UNINCOR- PORATED COUNTY TOTAL	100403	119744	19341	19.26%	100.0%	3.26%

SOURCE: STF NO. 3 REPORT NO. 101, 1980 CENSUS
PLANNING DEPARTMENT BUILDING PERMIT ACTIVITY REPORT (BPAR)

Income

In January 1980 the median household income for the county was \$16,037. In 1988 the Board of Supervisors adopted the U.S. Department of Housing and Urban Development (HUD) figure of \$30,300. This is an increase of 53 percent or \$14,263 in the last eight years.

HOUSING CHARACTERISTICS: 1989

The housing stock of the unincorporated area of the County grew from 121,617 units to 144,734 units, an increase of 23,117 (19.0%) between April 1, 1980 and June 30, 1988. This is an average annual growth rate of 2.3%. The population per dwelling unit decreased to 2.27 people per unit from the April 1, 1980 value of 2.29.

The State Department of Finance, Population Research Unit, estimated that on January 1, 1988 the unincorporated area of Riverside County had 140,410 housing units. The difference between this number and the County's estimate is due to estimation methodology.

The State Department of Finance estimated that the housing mix was 87,076 (62.02%) single family units; 15,251 (10.86%) multi-family units; and 38,083 (27.12%) mobile homes.

The State Department of Finance estimated that population per dwelling unit factor at 2.27 people per dwelling unit. The overall vacancy rate was estimated to be 18.16%. The decrease in dwelling units in RSAs 46.1 and 52 merely reflects the incorporation of these areas.

TABLE IV.53
DWELLING UNIT CHANGE BY RSA
(4-1-80 to 6-30-88)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 CENSUS	06/30/88 ESTIMATE	HOUSEHOLD CHANGE	% CHANGE	AS A % OF UNINCORP. COUNTY TOTAL	AVERAGE ANNUAL GROWTH RATE (%)
45.0	17676	21518	3842	21.7%	14.9%	2.6%
46.1	10426	43	-10383	-99.6%	0.0%	-12.1%
46.2	4795	7109	2314	48.3%	4.9%	5.8%
46.3	5594	8879	3285	58.7%	6.1%	7.1%
47.0	17709	25233	7524	42.5%	17.4%	5.1%
48.0	14884	18901	4017	27.0%	13.1%	3.3%
49.0	10007	22758	12751	127.4%	15.7%	15.4%
50.0	5946	6471	525	8.8%	4.5%	1.1%
51.0	5283	5646	363	6.9%	3.9%	0.8%
52.0	18847	16710	-2137	-11.3%	11.5%	-1.4%
53.0	6014	7266	1252	20.8%	5.0%	2.5%
54.0	4436	4200	-236	-5.3%	2.9%	-0.6%
UNINCOR- PORATED COUNTY TOTAL	121617	144734	23117	19.0%	100.0%	2.3%

SOURCE: STF NO. 3 REPORT NO. 101, 1980 CENSUS
PLANNING DEPARTMENT (BPAR)

Housing Mix

Residential units built or placed in the unincorporated areas of Riverside County in 1987 and 1988 included 20,591 (80.90%) single family; 1160 (4.56%) multi-family; and 3,702 (14.54%) manufactured homes. This is a total of 25,453 units. The difference between this number and the number of housing units indicated in the previous section (30,739) is due to annexations to the various cities of the County. Residential units built within RSA 46.1 are primarily within the newly incorporated city of Moreno Valley, and as such, are not accounted for in unincorporated county building activity.

TABLE IV.54

HOUSING MIX - NEW HOUSING FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	SINGLE FAMILY		MULTI-FAMILY		MANUFACTURED HOUSING		TOTAL RSA	
	1987	1988	1987	1988	1987	1988	1987	1988
45	353	412	0	3	92	135	445	550
46.1	8	125	0	0	0	3	8	128
46.2	646	952	0	0	6	6	652	958
46.3	465	551	0	4	136	142	601	697
47	957	3038	0	61	339	416	1296	3515
48	280	796	0	18	241	259	521	1073
49	2281	7599	4	712	366	390	2651	8701
50	75	52	0	0	87	98	162	150
51	93	162	0	0	65	123	158	285
52	428	1021	162	154	250	438	840	1613
53	106	184	31	11	28	31	165	226
54	2	5	0	0	29	22	31	27
TOTAL	5694	14897	197	963	1639	2063	7530	17923
BOTH YEARS COMBINED								
TOTAL	20591		1160		3702		25453	

SOURCE: PLANNING DEPARTMENT ESTIMATE

Age of Housing

The 1980 Census found that the median age of housing was 10 years 9 months on April 1, 1980. On December 31, 1983 the median age of housing was older, 11 years, 10 months. Over one half of the total dwelling units in the county have been built since 1975. Given recent building permit activity increases, it would seem that the median age is decreasing.

TABLE IV.55

DWELLING UNITS BUILT IN UNINCORPORATED RIVERSIDE COUNTY

YEAR BUILT	NUMBER OF UNITS	AVERAGE UNITS BUILT % PER YEAR	
PRIOR TO 1949	13482	7.2	N/A
1950 - 1959	15365	8.2	1537
1960 - 1969	32976	17.3	3298
1970 - 1974	20267	10.8	4053
1975 - 1978	27048	14.5	6762
1979 - 1983	32563	17.4	6512
1984 - 1988	45263	24.2	9053
TOTAL	186964	100.0	N/A

SOURCE: STF NO. 3 REPORT NOS. 235 - 236, 1980 CENSUS
PLANNING DEPARTMENT ESTIMATE USING DOF 1-1-1988
NOTE: LA QUINTA, CATHEDRAL CITY AND MORENO VALLEY
INCLUDED IN TOTALS

C. PROJECTED POPULATION AND HOUSING NEEDS: 1989-1994

The previous sections A. Population and Housing Characteristics: 1980 and B. Current Population and Housing Characteristics: 1989 presented data for the unincorporated area of the County as it existed on April 1, 1980 and June 30, 1988, respectively. In this section, data will be presented for the socio-economic composition of the population, household and housing characteristics as it might be in 1994 for the unincorporated area of the County.

Data Sources

The major sources of data for this chapter are the Southern California Association of Governments (SCAG) SCAG-Draft Growth Management Plan, which was dated October, 1988, and the Regional Housing Needs Assessment (RHNA) which was released in June, 1988. Appendix A will list the specific data source and any special notes applicable for each table, map or figure. These documents are a set of forecast data which cover the SCAG six-county region.

It should be noted that these forecasts are based on specific growth policies and assumptions in the SCAG-Draft Growth Management Plan. Policies and assumptions which differ from SCAG's would generate forecasts which vary substantially. Secondly, the SCAG forecasts are generated by forecasting regional totals and then distributing County and city totals by subregion. As the forecasts are broken into smaller areas, accuracy decreases and disagreement on the forecasts becomes difficult to resolve. For the above stated reasons, the forecasts in this Housing Element should be used not as absolute, but as an indication of growth in the future. Complete copies of the SCAG-Draft Growth Management Plan and RHNA documents are available for review in the Planning Department.

Geographical Area of Analysis

The analysis of data was conducted at three levels of focus: the entire unincorporated area of the County, Subregional level and Regional Statistical Areas (RSA) within the unincorporated County. As noted in Section A there are four subregions and 12 RSAs in the County. The baseline (1980 Census) data presented in this chapter will exclude the cities of La Quinta and Cathedral City, but include the City of Moreno Valley, all of which incorporated after the 1980 Census.

Growth Scenarios

Riverside County offers a variety of lifestyles; urban and rural; mountains and desert; young family and active retirement. The County consists of 12 Regional Statistical Areas (RSA) which include 20 incorporated cities and 77 unincorporated communities. Growth scenarios for the unincorporated portion of each RSA are included in the Land Use Element of the Comprehensive General Plan. These scenarios provide a capsulized version of existing land uses, growth potential and constraints to development.

PROJECTED POPULATION: 1994

The population of the unincorporated area of Riverside County is expected to grow from 276,690 to 389,230 between April 1, 1980 and July 1, 1994, which represents an increase of 112,540 people (40.67%). This would represent an average annual growth rate of 2.85%. Decreases within RSAs 46.1 and 52 represent incorporations within these areas.

TABLE IV.56
PROJECTED POPULATION BY RSA
(1980 - 1994)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 TOTAL	1994 ESTIMATE	% INCREASE 1980-1994	GROWTH RATE REQUIRED	AS A % OF UNINCOR PORATED COUNTY TOTAL
45.0	49893	63964	29.20%	1.98%	16.43%
46.1	28757	6768	-76.46%	-5.37%	1.74%
46.2	14310	24258	69.52%	4.88%	6.23%
46.3	17302	32254	86.42%	6.06%	6.29%
47.0	37063	67400	81.85%	5.74%	17.12%
48.0	33013	46085	39.60%	2.78%	11.14%
49.0	21435	72960	240.38%	16.87%	16.74%
50.0	13931	16256	16.69%	1.17%	4.16%
51.0	5926	6177	4.24%	0.30%	1.59%
52.0	27761	23891	-13.94%	-0.98%	6.14%
53.0	16835	20167	19.79%	1.39%	5.18%
54.0	10464	9050	-13.51%	-0.95%	2.33%
UNINCORPORATED COUNTY TOTAL	276690	389230	40.67%	2.85%	100.00%

SOURCE: STF NO. 3 REPORT NO. 101, 1980 CENSUS
PLANNING DEPARTMENT ESTIMATE BASED ON SCAG 1980 DRAFT GROWTH MANAGEMENT PLAN

PROJECTED HOUSING CHARACTERISTICS: 1994

The housing stock in the unincorporated area of Riverside County is expected to contain 180,253 total units in 1994, an increase of 58,636 additional units (48.21%) over the 1980 Census value of 121,617. This would represent an average annual growth rate of 3.4% between 1980 and 1994. By 1994 the population per dwelling unit is expected to drop to 2.16 people per unit from its 1980 Census value of 2.29 people per unit. Decreases within RSAs 46.1 and 52 represent incorporations within these areas.

TABLE IV.57
PROJECTED HOUSING BY RSA
(1980 - 1994)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 TOTAL	1994 ESTIMATE	% INCREASE 1980-1994	GROWTH RATE REQUIRED	AS A % OF UNINCORPORATED COUNTY TOTAL
45.0	17676	25272	42.97%	3.02%	14.02%
46.1	10426	0	-100.00%	-7.02%	0.00%
46.2	4795	9507	98.27%	6.90%	5.27%
46.3	5594	12342	120.63%	8.47%	6.85%
47.0	17709	32951	86.07%	6.04%	18.29%
48.0	14884	22887	53.77%	3.77%	12.70%
49.0	10007	37475	274.49%	19.26%	20.79%
50.0	5946	6945	16.80%	1.18%	3.85%
51.0	5283	5963	12.87%	0.90%	3.31%
52.0	18847	14492	-23.11%	-1.62%	8.04%
53.0	6014	8486	41.10%	2.88%	4.71%
54.0	4436	3933	-11.34%	-0.80%	2.18%
UNINCORPORATED COUNTY TOTAL	121617	180253	48.21%	3.38%	100.00%

SOURCE: STF NO. 3 REPORT NO.
PLANNING DEPARTMENT ESTIMATE BASED ON DOF 1-1-88
PLANNING DEPARTMENT ESTIMATE BASED ON SCAG NUMBERS

Regional Housing Needs

The SCAG Regional Housing Needs Assessment (RHNA) provided projections of housing unit needs by income group for the 1989 - 1994 time period. The projections are provided for each city and unincorporated County area within the SCAG region.

The RHNA found that future housing unit needs for unincorporated Riverside County, for all income groups, adjusted to avoid impaction, is 39,843 additional dwelling units between 1988 and 1994. Of this total 7,570 units (19.0%) should be targeted for low income households; 9,044 units (22.7%) should be targeted for moderate income households; 7,371 units (18.5%) should be targeted for medium income households; and 15,858 units (39.8%) should be targeted for upper income households.

TABLE IV.58
HOUSING NEEDS
(July 1, 1994)
FOR UNINCORPORATED RIVERSIDE COUNTY

INCOME GROUP	PERCENT OF	ADDITIONAL UNITS NEEDED	PERCENT OF TOTAL
LOW	0-50	7570	19.0%
MODERATE	51-80	9044	22.7%
MEDIUM	81-120	7371	18.5%
UPPER	120+	15858	39.8%
UNINCORPORATED COUNTY TOTAL		39843	100.0%

SOURCE: SCAG REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)
BASED ON NEED OF 30,648 PLUS "GAP" 91954

Housing Mix

In determining the housing mix projected to 1994, recent Building Permit Activity Reports were used to determine the proportions of single family, multi-family, and mobile home residences. There is expected to be 116,339 single family residences, 18,101 multi-family residences, and 45,813 mobile homes in 1994 in the unincorporated portion of the County.

TABLE IV.59

PROJECTED HOUSING MIX (1980 - 1994)
FOR UNINCORPORATED RIVERSIDE COUNTY

	1980	%	1994	%
SINGLE FAMILY	79267	65.6	116339	64.45
MULTI-FAMILY	13115	10.9	18101	10.02
MOBILE HOMES	28349	23.5	45813	25.36
UNINCORPORATED COUNTY TOTAL	120731	100.0	180253	100.0

SOURCE: STF NO. 3 REPORT NO. 22, 1980 CENSUS
SCAG (RHNA)
DOF 1-1-88

TABLE IV.60

PROJECTED HOUSING MIX BY RSA
(1994)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	SINGLE FAMILY	MULTI- FAMILY	MOBILE- HOMES	TOTAL HOUSING	AS A % OF UNINCORPORATED COUNTY TOTAL
45	19,181	3,488	2,603	25,272	14.02%
46.1	0	0	0	0	0.00%
46.2	7,292	1,340	875	9,507	5.27%
46.3	6,111	407	2,604	12,342	6.85%
47	2,173	1,779	8,699	32,951	18.28%
48	13,091	2,449	7,347	22,887	12.70%
49	21,810	4,385	11,280	37,475	20.79%
50	4,556	514	1,875	6,945	3.85%
51	4,186	513	1,258	5,963	3.31%
52	8,376	1,522	4,594	14,492	8.04%
53	4,846	1,341	2,300	8,486	4.71%
54	2,029	346	1,557	3,933	2.18%
UNINCORPORATED COUNTY TOTAL	116,339	18,101	45,813	180,253	100.00%

SOURCE: STF NO. 3 REPORT NO. 222, 1980 CENSUS
PLANNING DEPARTMENT ESTIMATE BASED ON DOF 1-1-88
SCAG (RHNA)

The 1980 Census found that there were 100,179 occupied housing units in the unincorporated Riverside County area. This would include the Cities of La Quinta, Cathedral City (RSA 52) and Moreno Valley (RSA 46.1). Of this number, 75,245 (75.1%) were owner occupied. The remaining 24,934 (24.9%) were renter occupied.

In 1980, the Census found that there was a 6.2% vacancy rate for available housing units. By 1994 there should be a vacancy rate of 3.14%, according to the RHNA.

PROJECTED HOUSEHOLD CHARACTERISTICS: 1994

An additional 52,103 households are expected to be established in the unincorporated area of Riverside County by 1994. This will raise the number of households to 152,506 from the 1980 Census value of 100,403. This is an increase of 51.89% between 1980 and 1994. The average annual growth rate is 3.64%. Decreases within RSAs 46.1 and 52 are due to incorporations.

TABLE IV.61
PROJECTED HOUSEHOLDS BY RSA
(1980 - 1994)
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1980 TOTAL	1994 ESTIMATE	% INCREASE 1980-1994	GROWTH RATE REQUIRED	AS A % OF UNINCORPORATED COUNTY TOTAL
45.0	16477	23924	45.20%	0.52%	15.69%
46.1	8952	0	0	-0.63%	0
46.2	4547	9095	100.02%	0.32%	5.96%
46.3	5227	11475	119.53%	0.44%	7.52%
47.0	15469	28635	85.11%	0.92%	18.78%
48.0	13570	21102	55.50%	0.53%	13.84%
49.0	8212	32581	296.75%	1.70%	21.36%
50.0	5384	6356	18.05%	0.07%	4.17%
51.0	2455	2788	13.56%	0.02%	1.83%
52.0	11780	6807	-42.22%	-0.35%	4.46%
53.0	4971	6592	32.61%	0.11%	4.32%
54.0	3359	3151	- 6.19%	-0.01%	2.07%
UNINCORPORATED COUNTY TOTAL	100403	152506	51.89%	3.64%	100.00%

Source: STF NO. 3 REPORT NO. 101, 1980 CENSUS
SCAG (RHNA)
PLANNING DEPARTMENT ESTIMATE

Large Households

In 1980 large households (5 or more members) comprised 13.4% of all households in the unincorporated area of Riverside County. By 1994 there are projected to be 20,165 large households, or 13.22% of all households. This is an increase of 6,669 households (49.41%).

Small Households

In 1980 small households made up 86.6% of all households. A small household has 4 or fewer members. In 1994 small households are projected to comprise 86.77% of all households, 132,341 small households, in the unincorporated area of the County. This is an increase of 45,435 households (52.28%).

Overcrowding

In 1980, 5.9% of unincorporated County households were in an overcrowding situation. Overcrowding occurs when there are 1.01+ persons per room in a household. By 1994 there are projected to be 8,592 households that are overcrowded. This represents 5.63% of the households, an increase of 2,827 households (49.03%).

Elderly Households

In 1980 elderly households comprised 27.4% of all households. The household head must be 65 years of age or greater for the household to be considered an elderly household. In 1994 there are projected to be 43,031 elderly households. This represents 25.21% of the unincorporated County households, an increase of 15,520 households (56.41%). This number is a conservative estimate given the increased longevity of this group.¹

Handicapped Households

In 1980 handicapped households made up 25.28% of all unincorporated County households. By 1994, there are projected to be 38,253 handicapped households. Handicapped households would then comprise 25.08% of the unincorporated County households, an increase of 13,047 households (51.76%).

Single Parent Households

In 1980, 5.4% of all households were headed by a single parent. By 1994 there are projected to be 7,533 households headed by a single parent. This is an increase of 2,100 households (38.65%). Of the 1994 households 5,993 will be headed by a woman and 1,540 will be headed by a man. The number for female head of households is a conservative estimate since one in six households is currently headed by a woman, and this proportion is expected to increase.²

Footnote: 1. California Statewide Housing Plan, Phase I, August 1987.
2. Ibid.

TABLE IV.62
1994 HOUSING NEEDS
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	TOTAL HOUSE- HOLDS	LARGE HOUSE- HOLDS	SMALL HOUSE- HOLDS	OVER- CROWDED HOUSE- HOLDS	ELDERLY HOUSE- HOLDS	HANDI- CAPPED HOUSE- HOLDS	SINGLE PARENT HOUSEHOLDS
45	23924	4351	19570	1723	4163	8086	1770
46.1	0	0	0	0	0	0	0
46.2	9095	1773	7321	719	928	2510	746
46.3	11475	2363	9111	803	1285	3006	620
47	28635	2489	26144	1002	13573	5441	601
48	21102	1772	19329	570	9053	5128	950
49	32581	3646	28932	1466	6940	8113	1662
50	6356	660	5720	242	2282	934	337
51	2788	213	2573	128	572	1335	201
52	6807	544	6262	388	2301	1647	259
53	6592	1772	4819	1246	1305	1292	231
54	3151	582	2559	306	630	759	158
TOTAL	152506	20165	132341	8592	43031	38253	7533

SOURCE: STF NO. 3 REPORTS NO. 101, 126, 210-211, 291, 1980 CENSUS
1978 SPECIAL CENSUS
PLANNING DEPARTMENT ESTIMATE

NOTE: MARCH AIR FORCE BASE NOT INCLUDED IN HANDICAPPED HOUSEHOLDS
FOR RSA 46.1

RSA 46.1 is the incorporated City of Moreno Valley for which housing needs are not included in unincorporated housing needs projections.

Low, Moderate and Medium Income Households

By applying the percentages of low, moderate and medium income household in the 1980 Census to the projected number of households in 1994, the number of low, moderate and medium households in the unincorporated area of Riverside County are projected for 1994. There are expected to be 34,330 low income households, 28,370 moderate income households and 29,997 medium income households. As previously noted, RSA 46.1 is the incorporated City of Moreno Valley, whose housing needs projections are not applicable to this document.

TABLE IV.63

LOW/MODERATE/MEDIUM INCOME HOUSEHOLDS BY RSA FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1994 HOUSEHOLDS	LOW INCOME	MODERATE INCOME	MEDIUM INCOME	TOTAL L/M/M INCOME
45.0	23,924	5,208	3,878	4,211	13,297
46.1	0	0	0	0	0
46.2	9,095	1,576	1,090	1,690	4,356
46.3	11,475	2,038	1,434	1,510	4,982
47.0	28,635	6,915	6,331	6,311	19,558
48.0	21,102	5,265	4,649	4,815	14,729
49.0	32,581	7,005	6,063	6,552	19,620
50.0	6,356	1,681	1,289	1,106	4,076
51.0	2,788	702	561	567	1,830
52.0	6,807	1,642	1,334	1,329	4,305
53.0	6,592	1,465	1,159	1,310	3,935
54.0	3,151	832	582	596	2,009
TOTAL	152,506	34,330	28,370	29,997	92,696

SOURCE: STF NO. 3 REPORT NO. 198, 1980 CENSUS, SCAG RHNA
PLANNING DEPARTMENT ESTIMATE

Household Overpayment

In 1980, 66.1% of low- and moderate-income households were paying more than 25% of their monthly income for housing. In 1980, 57.6% of all low- and moderate-income households paid 30% or more of their income towards housing. In 1988 SCAG estimated that 33% of the low- and moderate-income households, or 15,563, were paying 30% or more of their income towards housing. The dramatic decrease may be partially explained by SCAG and State policy of allocating low- and moderate-income households more equitably through-out the region. SCAG did not make an estimate for the households paying 25% or more of their income for housing in 1988.

Using the percentage SCAG used in 1988, 20,245 or 32.3% of low- and moderate-income households will be paying 30% or more of their income for housing. This number appears to be conservative when consideration is given to the fact that recent reports indicate that rent and house payments are increasing faster than incomes. Therefore, more of the households' income will be going towards housing. RSA 46.1 is encompassed by the City of Moreno Valley, as previously noted.

TABLE IV.64
1994 HOUSING OVERPAYMENT
FOR UNINCORPORATED RIVERSIDE COUNTY

RSA	1994 TOTAL	LOW/MOD INCOME HOUSEHOLDS	30% OR MORE OF INCOME TOWARDS HOUSING	% OF LOW/MOD HOUSEHOLDS
45	23924	9086	3639	40.1%
46.1	0	0	0	0.0%
46.2	9095	2666	644	24.2%
46.3	11475	3472	2281	65.7%
47	28635	13246	3465	26.2%
48	21102	9914	3475	35.1%
49	32581	13068	2303	17.6%
50	6356	2970	845	28.5%
51	2788	1263	594	47.05
52	6807	2976	1288	43.3%
53	6592	2624	1114	42.5%
54	3151	1414	597	42.2%
TOTAL	152506	62699	20245	32.3%

SOURCE: SCAG RHNA
PLANNING DEPARTMENT ESTIMATE

Employment

In 1980 the employment in the unincorporated area of the County was 37,300, by 1994 it is projected to grow 378.13 percent. SCAG policy is to reallocate jobs from job rich areas to job poor areas like Riverside County. By shifting jobs to the County it is anticipated that jobs/housing balance will eventually be achieved.

TABLE IV.65

EMPLOYMENT TRENDS FOR UNINCORPORATED RIVERSIDE COUNTY

SCAG REGIONS	1994 HOUSING	1984 TO 2010	EMPLOYMENT TREND 1994
RIV/CORONA	47121	0.73	34398
CENTRAL RIV	100258	0.83	83214
RIV DESERT	26911	0.70	18838
IDYLLWILD	5963	0.77	4592
TOTAL	180253		41042

SOURCE: PLANNING DEPARTMENT ESTIMATE
BASED ON SCAG DRAFT GROWTH MANAGEMENT PLAN (2010 PROJECTION)

Jobs/Housing Balance

Jobs/Housing balance is the concept that an area include the right number of housing and employment opportunities, so that most of the people living in it can work in the area. In 1984 a balanced region had an employment to housing ratio of 1.27. By the year 2010 the ratio is projected to decreases lightly to 1.20. Ratios substantially lower than the regional average are considered housing rich and job poor. Job rich and housing poor areas have ratios above the regional average.

Riverside County is housing rich and job poor. With the exception of the Idyllwild subregion the remainder of the County will continue the housing rich and job poor pattern through 2010. SCAG policy to improve the ratios is to reallocate jobs from surrounding job rich areas and decrease housing (unless mitigated) to move towards attainment of a balanced jobs/housing ratio.

TABLE IV.66
EMPLOYMENT/POPULATION PATIO
(Jobs/Housing Ratio)
FOR RIVERSIDE COUNTY

SUBREGIONS	1984	1984 TO 2010	GMA 4 J/H 2010
RIVERSIDE/ CORONA	1.03	0.73	0.85
CENTRAL RIVERSIDE	0.45	0.83	0.70
IDYLLWILD	0.27	0.70	0.45
RIVERSIDE DESERT	0.71	0.77	0.75
TOTAL COUNTY	0.76	0.77	0.77

SOURCE: SCAG DRAFT GROWTH MANAGEMENT PLAN

V. Constraints to Housing

V. HOUSING DEVELOPMENT COSTS AND CONSTRAINTS

The cost, availability and quality of housing for all segments of society is influenced by a combination of factors, including economic and housing market conditions; governmental laws, practices and funding limitations; and public and political attitudes over time.

The intent of this chapter is to identify and discuss governmental and non-governmental factors that contribute to the cost of housing in the unincorporated area of Riverside County. These cost factors may affect both existing housing stock and future housing construction; however, this discussion is focused largely on the major cost components in the process of developing new housing projects from undeveloped land.

A primary concern of the Housing Element is the provision of adequate affordable housing opportunities for all income groups. The cost components of housing development and methods for reducing costs need to be discussed among County government, building industry and citizen representatives, in order that better County housing policies and programs can be established to lessen identified constraints to the provision of housing.

A. CONSTRAINTS

CONFLICTING RESPONSIBILITIES OF LOCAL GOVERNMENT

County government is responsible for providing a wide range of services in support of a variety of community goals, with limited financial resources. Many County activities are required by State or Federal law, and others are brought about by local citizen concerns. Facilitating the development of low- and moderate-income housing is only one of these County goals. County planning for the public health, safety and welfare also requires protecting environmental quality, providing for adequate public facilities, and planning for the preferences and concerns of current residents, which can often work at cross purposes with the provision of low-cost housing. Public officials are frequently faced with circumstances where a trade off must be made between conflicting concerns for the betterment of the community. Local government budget constraints in recent years have intensified this situation.

INADEQUATE PUBLIC SUPPORT FOR LOW COST HOUSING AND PUBLIC HOUSING PROGRAMS

Public opinion can often become a constraint to housing--especially low cost housing. Even though new "low cost" housing today may be barely affordable to medium income people,

there may be the perception that high density, low-cost housing may detract from the neighborhood and cause property values to decline. Public opinion can and should influence final County action on a project through the public hearing process; however, the decision-makers must weigh these community preferences in light of state law mandating that a jurisdiction provide housing for all income levels.

Historically, housing has been provided by housing developers, financial institutions, and the Federal government, with minimal County government involvement. When faced with poverty, unemployment, discrimination, and high financing costs, County officials are hard-pressed to identify and implement suitable housing programs aimed at meeting the needs of low- and moderate-income families. Advocates speaking on behalf of low- and moderate-income housing have been few in number and relatively unorganized, and public officials may see minimal public support for funding low-income housing programs at the Federal level, or for implementing programs at the County level. With the local government budget constraints of recent years, low cost housing, as an issue, must compete with other impacted and short-funded items on the local government's agenda.

Article 34, added to the State Constitution in 1950 by ballot measure, requires that public bodies obtain voter approval when developing, constructing, or acquiring a low rent housing project. Article 34 functions as a "gatekeeper" for the development of housing for low- and moderate-income persons and has the effect of impeding its development. The 1988 California Supreme Court decision, Davis V. Berkeley, may have a substantial impact on low income housing units authorized by Article 34. This decision casts legal doubt on the common practice of obtaining voter approval for a large amount of low income housing without identifying specific sites. The State Supreme Court subsequently vacated its decision in March 1989, granting a rehearing of the case. Legislation has been introduced to address the issues raised by this Court decision.

COUNTY USE OF AVAILABLE HOUSING ASSISTANCE PROGRAMS

The County's ability to use available housing assistance programs is constrained by the complicated funding and administration procedures of programs legislated by the State and Federal governments, by the difficulty in coordinating these programs in such a large County, and by the uncertainty of funding at both the state and federal level.

Funding for housing assistance programs is provided through a number of different government agencies. Riverside County has sought housing assistance funds from the Federal Department of Housing and Urban Development (HUD), the Federal Farmers Home Administration (FmHA), and the California Housing and Finance Agency (CHFA). Each agency and program requires separate applications and different kinds of data to document existing housing needs and conditions. This often results in duplication of efforts, increased paperwork and staff time, and higher overall operating and administrative costs associated with grant applications.

At the County level, housing assistance program functions are spread among a number of agencies and departments, including the Housing Authority, Department of Economic and Community Development, Department of Community Action, Building and Safety Department and Planning Department. There is no agency or office designated as the coordinator of all available housing assistance programs. As a result, problems with program coordination and duplication of effort occur. There is generally a lack of a united County effort to improve housing conditions and provide innovative approaches to housing problems. Since the establishment of the Housing Technical Advisory Committee, coordination has improved. This effort must continue if the County is to meet its housing need for low- and moderate-income housing and to effectively compete with other jurisdictions for available housing assistance funds in a period when funding is becoming more limited.

At the State and Federal level, there are also problems with coordination, continuity and applicability of housing programs. Available programs do not always respond to existing housing needs or problems, particularly since most housing programs are designed for large cities rather than counties. Long waiting periods for State and Federal approval of projects often occur, and not all projects are funded at a given time, hampering program coordination. A lack of coordination among funding agencies results in added costs at the local level. For example, HUD requires that the County's Department of Economic and Community Development be responsible for HUD's Housing Assistance Plan and HUD's Community Development Block Grant applications. Similar information is required for both reports going to HUD, yet it must be presented in an entirely different format for each document. Overall, too much money ends up spent on forms and reports, rather than on actual housing assistance. In addition, funding changes may be abrupt and disruptive because of shifts in political priorities at the State or Federal levels.

Additional constraints to housing assistance programs occur with lengthy processing times for permit approvals by County agencies. As in the private sector, public housing projects face contract deadlines, high financing interest rates and inflation. Delays to projects boost the cost of interest payments and building costs.

DATA CONSTRAINTS

The job of **assessing** housing needs and the programs designed to address those needs is a very **difficult task** involving many hours of data collection and analysis.

Most of the time, the needs data is in such a simplified form that it cannot be used for detailed needs analysis. To get the information needed to do a proper analysis of housing problems, several data sources are frequently used which may often produce inconsistent results. Data inconsistencies are likely to be related to different approaches taken in analysis, different base year data, different questions asked on the survey, coding and key term definition problems, and problems of comparing dissimilar data.

These data constraints will be more severe in the future. Much of the existing housing needs data is derived from the U.S. Census. Housing questions in the 1990 Census have been reduced from twelve to two for the general population enumeration, thus significantly affecting the amount and reliability of available data. Questions such as how much people pay for rent and the value of homeowner property, valuable information for local governments, will lose statistical reliability at the community level.

HOUSING MARKET DEMAND

A report commissioned by the State Department of Real Estate prepared by Kenneth T. Rosen, Chairman, Center for Real Estate and Urban Economics, University of California at Berkeley, maintains that the high cost of housing in California is in large part attributable to unusually strong demand for housing, along with higher California incomes and local regulations and fees.¹

The demand for housing in Riverside County is affected by a number of factors both internal and external to the County. Good employment prospects, a mild climate and other amenities of Southern California have brought about a huge population influx from other areas of the country. As the coastal areas have filled up, consuming available land and driving housing prices up, demand for housing has crept eastward to Riverside County where a more rural lifestyle is still possible and prices are lower. This, coupled with population increases internal to Riverside County, has made Riverside one of the fastest growing counties in California. In 1988 the total population for unincorporated Riverside County was estimated to be 328,276. The 1994 population is projected to be 389,230, an increase of 18.6%.²

Demand for housing is sensitive to the cost of housing. Since income levels of prospective home owners determine whether or not they can qualify for a loan and what priced home they can afford, the demand for different priced homes can be seen to vary considerably. Rapid sales of homes priced below the County median sales price in Moreno Valley in 1982 and 1983 indicate that demand for lower cost housing is strong. As prices of even the lowest priced homes continue to climb, an ever larger segment of the population wishing to purchase a home is priced out of the market. It is estimated that in Riverside County an income of about \$41,300, or 136.3%³ of the County's 1988 median income, is presently required to qualify to purchase a median priced home (\$123,632).⁴ A major assumption underlying this chapter is that a large demand exists for lower priced housing.

CONDITION OF EXISTING HOUSING STOCK

A portion of total demand for housing is attributed to replacement demand resulting from the removal of housing units from the existing stock. This has not been considered a major problem throughout Riverside County, however, it is a concern in parts of the County. The

estimated total number of dwelling units in Riverside County was 382,381 in January 1987. Of these, some 38,200 units (10%) were in need of rehabilitation or replacement.⁵ A unit is considered in need of replacement when the cost of repairs exceeds 50 percent of the unit's value. A unit is considered in need of rehabilitation when repair costs exceed \$2,000; repairs below this amount are considered general maintenance. If units needing rehabilitation are not repaired there is a risk that they may deteriorate to such a point that they will no longer be habitable. Homes between 30 and 40 years old are especially at risk since serious deterioration can be expected to occur if regular repair and maintenance has not been done. These numbers imply a decrease in the supply of housing, unless new units are built at a rate that exceeds the rate of deterioration of existing units. Maintaining older homes and ensuring that durable construction materials are used for new housing is therefore important in maintaining the supply of housing in the County.

B. COSTS

NEW HOUSING DEVELOPMENT COSTS

The component costs of new housing development include land costs; construction financing costs; engineering, environmental and site planning costs; permit and processing fees; exactions and fees for public services and facilities; material and labor costs; marketing and sales costs; and the profit of project developers. Increasing costs on all these fronts affect the price of housing, along with other costs such as mortgage interest rates. Most of these costs are driven by economic conditions beyond the County's control.

Land Availability and Cost

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the cost of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain and vegetation; the proximity to urban areas; and parcel size. Generally more remote areas have less expensive land available and **larger** tracts of land, while smaller, more expensive parcels are located closer to urbanized areas. According to the Riverside County Real Estate Council, parcels of four to ten acres in western Riverside County average \$8,900 per acre. This price is for unimproved lands in outlying areas. Lots within urban areas served by water, sewer, utilities and public services typically will range upward from \$24,000 per lot, for lots of ½ acre or less. One acre lots start around \$35,000.⁶

Rising costs of land are often related to the limited availability of build able land. In Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the County has

been attributed to lower land costs relative to surrounding Orange and Los Angeles County land prices. There are areas within the County where land prices are increasing rapidly, however, particularly in areas close to larger cities such as Riverside and Palm Springs. Rising land costs tend to directly increase housing costs. Developers may respond to this situation by decreasing the size of lots and houses in order to market a lower priced product, or by increasing the size and options of houses in an effort to keep a balance between land costs and the price of a house.

Construction Financing Costs

Housing developers generally borrow money to finance housing construction. Interest payments on large loans can be a significant cost of housing development. Interest rates for construction financing are tied to the prime lending rate of banks and other financial institutions, which in turn are related to national economic conditions and policies. Increasing interest rates of the past several years helped to fuel the current construction boom in parts of Riverside County. However, interest rates have been increasing again, causing concern for their effect on the ability to finance new housing construction, and their affect on housing prices. Construction loans are generally running one to two percentage points higher than the prime rate, averaging about 12.0%⁷. Financing costs, as a percentage of total construction costs, can vary a great deal depending on the amount borrowed, current interest rates, and the borrowers' past credit performance. County permit processing and approval times also greatly affect the financing costs to the developer, as discussed in a later section. When interest costs rise, they may result in lower profits to developers, higher home prices if such costs are passed on to the home buyer, or less housing construction.

Construction Costs

Labor costs vary, depending on the time involved in constructing the apartment building or housing tract, and the wage rates of the builders. Labor rates have risen over time with increasing inflation, although some slowing has occurred recently in conjunction with lower inflation. The cost of materials has also risen with inflation. As the cost of energy has increased, additional insulation and other materials used to conserve energy have also added to the cost of new housing. According to the International Conference of Building Officials "Building Standards", average construction costs have increased nationally 230.5% from January 1971 to April 1988.

Residential construction costs in the County have increased from \$29.86 per square foot in January 1980 to \$44.93 per square foot in April of 1988, based on a 1500 square foot house.⁸

Land Planning Costs

Land planning costs such as professional consultant services and County permit and processing fees are an additional cost component of the development of new housing.

Professional services may include land surveying and engineering; soils engineering and other environmental assessment of the site; site design, landscape and architectural design; and coordination with government for permit processing. Engineering fees for a final tract map can range from \$700 to \$1300 per lot and can be much higher for complicated projects on hillsides or with other environmental conditions. Private planning consulting services for processing a tentative tract map can range from \$4,000 to \$8,000, up from the 1984 base fee of \$3,000. A vesting tentative tract map is considerably more, ranging from \$40,000 to \$60,000. Full environmental review and preparation of an Environmental Impact Report in 1984 ranged from \$10,000 to \$25,000. These same services in 1989 range from \$50,000 to \$100,000. This increase can be spread over several hundred lots; however, the increase is substantial.⁹

Not all housing projects require all these services, although for large projects, most are essential to the physical development of the housing project or in response to government requirements. County permit and processing fees reflect the cost of project reviews by County staff. Most reviews are mandated by State law or local ordinance and fees are necessary in lieu of using County general fund monies.

Marketing and Sales Costs

Marketing and sales costs are another cost component in the provision of housing, but a minor factor in comparison with other costs. These costs may include real estate sales personnel, model home furnishing, and staffing to show the homes. Professional Builder, in Table V.1, illustrates that there has been a slight increase in marketing and sales costs. In 1984 that category showed 4.0 percent, while in 1988 the percent was 4.3. If this category was combined with advertising, as is often done, the result would be a decrease. In 1984, six percent of the total cost was spent on marketing, sales and advertising; the total in 1988 was 5.5 percent.¹⁰ These costs may vary depending on the size of the development company and market conditions. Advertising generally results in a more rapid sales rate, which in turn may mean a lower sales price and higher profits because of a lower interest carry on land and construction financing.

Developers' Profits

Profit by developers is a cost necessary to provide an incentive for the production of housing in the private market place. Housing development can be a risky business, and developers must deal with changing economic conditions. As a result, profit on new housing projects may vary considerably. The housing industry is made up of a variety of companies and corporations from the very large to the very small. Competition exists in the industry to produce some downward pressure on home prices.

Professional Builder conducted national surveys in 1984 and 1988 on builders' total costs for a single family house. Table V.1, shows the differences between the two years. Most costs, including profits, have decreased slightly. The decreases may be attributed to a drop in interest rates, more assembly offsite (prefabricated trusses, cabinets, etc.) and less expensive materials. The cost of raw land and land improvements account for a combined

increase of 7.9 percent. Builders expect land availability to be one of the top issues facing them in the next ten years.

The Construction Industry Research Board conducted a survey of California builders, summarized in a chart entitled Components of a New Single Family House (1980). Overhead and profit was estimated to be 12.7 percent of the price of a new home (1980). In the following table, if overhead and profit are combined, the 1984 figure would be 16 percent and the 1988 figure would be 15.5 percent. Although figures are not available for Riverside County per se, the figures indicate that the construction industry is a competitive one.

TABLE V.1

DISTRIBUTION OF BUILDER COSTS ON A SINGLE-FAMILY HOUSE
(Nationwide Average)

ITEM	1984	1988
Raw Land	17%	19.3%
Land Improvements	7	12.6
Financing	6	4.4
Labor	18	17.4
Marketing/sales	4	4.3
Materials	29	24.1
Overhead	7	6.5
Profit	9	8.1
Advertising	2	1.2
Other	2	0.4

Source: Professional Builder, September 1988.

PUBLIC FACILITY AND SERVICE COSTS

Each residential lot requires a variety of public facilities and services to support it, including paved roads, storm drainage facilities, water and sewage disposal facilities, natural gas, electricity, telephone, fire protection, schools, sheriff service, hospitals and emergency service. Most public facilities and services are necessary under State laws that require protection of the public health, safety and welfare, but public expectations are such that a minimum level of services and facilities are demanded. The provision of public facilities and services is a major cost factor for new housing development.

Lack of Existing Facilities

Many of the problems associated with providing more affordable housing are especially acute in the unincorporated areas where infrastructure and services are either nonexistent, over capacity, or would be extremely expensive to extend. The unincorporated areas of the County, on the whole, cannot provide the services necessary to handle the same type of high density development that cities can handle. For example, those County areas not serviced by sewer systems (whether a community system or a package treatment plant) are precluded from having apartments, mobile home parks, or small lot development less than 20,000 square feet.

Services in most of the rural portions of the unincorporated County are few. As a result, fire and police response times may be longer, and other services such as schools, health facilities, and social services are farther away than in urbanized areas. This, coupled with the rapid growth in the County and lower rate of local tax revenues in recent years has placed a burden on many agencies providing services in the County. In areas where services are available, lower cost housing is generally easier to provide. In areas where services are not available or are at capacity, low- and moderate-cost housing generally cannot be easily provided.

An exception to this is occurring, however, with the siting of individual manufactured homes in areas away from cities which are served by individual septic tanks and wells. Because land prices are generally less expensive in outlying areas without public services, these dispersed manufactured homes are functioning as an affordable housing alternative in many areas of the County.

The following Land Use Planning Areas have some limits on public facilities and services, which may constrain housing development.

Jurupa - Schools, sewer and water facilities, fire services, secondary roads, flood control facilities

Riverside/Corona/Norco - Sewer and water facilities

Lake Meadows - Sewage facilities, secondary road system

Perris Valley - Schools, sewage facilities, flood control facilities

Hemet/San Jacinto - Flood control facilities

Southwest Territory - Schools, sewage facilities, flood control facilities, paved local roads

San Geronimo Pass - Schools, fire services, secondary roads

Idyllwild - Water and sewer facilities

Upper Coachella Valley - Water and sewer facilities

Chuckwalla - Secondary schools, fire services, water and sewer facilities

Public Service Purveyors

Public services in Riverside County are handled by a variety of public, quasi-public and private purveyors, unlike small cities which often have the full range of public services provided by the municipality, greatly simplifying management. The institutional organization of public services in Riverside County can be a constraint to the provision of housing, because of the large number of service purveyors, the complexity of funding sources, and the differences in ability to expand services and facilities. Lack of coordination between these various service purveyors, special districts and County departments can result in approvals for development that far exceed the ability of local purveyors to expand facilities and services to these areas. Fortunately, actual building construction has not occurred at a rate equal to development approvals. In an effort to provide information and analysis as a means of coordination among service purveyors, special districts, and county agencies, the County has initiated development of a Growth Management Element by which development data will be collected and analyzed.

Financing of Public Facilities and Services

Financing for public facilities and improvements comes from different sources depending on whether the service or facility is public or private and whether or not physical expansion is needed. The homeowner ultimately pays for the services and facilities provided through the home purchase price if the individual developer paid for improvements, or in the form of property tax if funding for expansions draws on public funds. Tapping into public facilities with existing capacity may be a relatively minor cost, but the construction of major sewer treatment facilities, flood control facilities, roads, fire stations, school buildings and other capital intensive facilities involves long range planning and considerable sums of money up front for development.

A comparison of infrastructure fees for the County and two cities within the County is shown in Table V.2. Fees were compared for 1975, 1983 and 1989. The increases are substantial for all three jurisdictions.

TABLE V.2

SUMMARY OF INFRASTRUCTURE FEES
Charged to New Single-Family Housing
1975 to 1988

	CITY OF RIVERSIDE			CITY OF PALM SPRINGS			COUNTY OF RIVERSIDE		
	1975	1983	1988	1975	1983	1988	1975	1983	1988
Parks	100	1,194	1,194	0	0	0	0	0	0
Schools	0	1,500	2,340 ¹	0	636	2,340 ¹	0	1,200	2,340 ¹
Roads	0	0	0	0	0	0	0	0	749 ⁴
Flood Control	170	205	606*	0	0	1,610	0	0	2,869 ⁵
Sewer	118	1,620	2,440*	0	0	2,850	0	1,500	2,700
Water	493	2,096	3,385*	0	0		0	0	
Other	0	0	0	0	570 ²	713 ³	0	600	1,000 ⁶ 2,592 ⁷
Total	\$881	6,615	9,965	0	1,206	7,513	0	3,300	12,250

* When fees vary depending on location, they have been averaged.

** Varies depending on Park District.

1. Based on 1500 square foot home at \$1.56 per square foot.
2. Property development tax.
3. Development Tax \$600 plus misc. fee of \$113.
4. Based on Riverside County Surveyor Fee Summary for Tract Map and Schedule E Parcel Map.
5. Drainage Fee - Average of the 18 Drainage Plans.
6. Stephens Kangaroo Rat Mitigation Fee - \$1000 per unit for one half acre or larger. \$1950 per acre for less than one half acre. (In designated areas only).
7. Countywide Mitigation Fee - Range from \$2135 - \$2883, per residential unit. There are some reductions and exemptions see Appendix J for Ordinance No. 659.

Note: This table is meant to be comparative and is not comprehensive.

Source: Construction Industry Research Board Preliminary Draft of Coachella Valley Association of Governments Regional Housing Needs Assessment, and inquiries of various agencies for fees they charge.

Traditionally, expansions of public services and facilities for new housing were funded by the existing community through general fund (property tax) monies. Propositions 4 and 13, by curtailing the ability of local government to levy taxes, shifted the major funding source for public services and facilities from the existing community to new development.

If the existing level of infrastructure is lacking, the developer generally must provide the facilities or provide contributions towards their expansion. Fees and exactions for roads, flood control facilities, water and sewer pipelines and treatment plants, schools, fire stations and parks are a means of ensuring that new housing projects will have adequate and available services and facilities to support them.

If developers pay for improvements, more money is required to develop the housing tract, meaning that interest costs are higher. With high interest rates, interest costs on public facilities can add appreciably to the ultimate cost of a home, further constraining the first time home buyer. Hence the timing and method of providing urban infrastructure (public or private) is critical. Increased use of developer fees versus traditional tax financing shifts the cost of these facilities and services to the new home buyer versus the existing homeowner.

Additionally, this method of facilities financing is not conducive to long range facilities planning. The time involved in construction of new public facilities or the expansion of existing facilities often involves several years. With financing by developer fees, funds to expand services do not increase until the time of the development request, which may not allow sufficient time to build or expand existing capital-intensive facilities. Property tax funding of public services allows for greater lead time, and distributes the costs of public services over the existing and future community more equitably.

Water, sewer, electricity, natural gas and telephone services are not provided by the County, although the provision of service is required, depending on the type of project. Road improvements, flood control, schools, fire, sheriff and some medical services are provided by the County.

Special assessment districts are used in some portions of the County to provide public services to a local community where additional services are desired by the community. Additional property taxes are levied on property owners to pay for the service. This focuses additional services on an area of need without affecting the entire County.

OCCUPANCY COSTS

Major ongoing costs of owning a home include mortgage financing, property tax, energy costs and insurance costs.

Mortgage Financing

Mortgage financing refers to money borrowed by an individual to purchase a home. High interest rates on home loans, in combination with high housing prices, results in housing that is unaffordable to many.

Mortgage interest rates directly affect the monthly cost of the loan repayment, and therefore the ability of an individual to afford a house. Interest rates for 30 year conventional home loans have increased slightly from an average of 11 percent in January of 1989 to 11.20 percent in April.¹¹ This is down from the June 1984 range of 13 1/2 to 14 5/8 percent. Each one percent change in interest rates can increase the monthly costs of a home by several percentage points. High monthly costs can be partially offset by tax deductions.

High interest rates result from economic factors over which the County has no control. Federal and State funds, including Revenue Bond Programs, can be leveraged to reduce the effective interest rates on loans to qualifying low income residents, thereby facilitating the purchase of housing by low-, moderate-, and middle-income residents.

Property Tax

Property tax is an additional expense the homeowner must bear. Although Proposition 13 limited property tax to 1978 levels for existing homes, the new homeowner's property taxes are based on the price paid for the home. Current property tax law favors existing homeowners over new homeowners. It is doubtful that the County would seek lower property taxes since this would further constrain public services and facilities provision.

Property tax laws and high interest rates work against homeowners who wish to purchase a different home more in line with their current needs. A home purchased 15 years ago reflects lower interest rates, lower property taxes (frozen at 1978 levels by Proposition 13), and a lower monthly payment. A new purchase means higher property taxes, high interest costs and high monthly payments. Thus couples whose children have left, or persons recently divorced, and desiring smaller living quarters, are discouraged from selling their home to a larger family since purchase of a smaller home may result in higher monthly payments and a larger property tax bill.

Energy Costs

Energy costs have risen dramatically since the 1970's and are expected to continue rising rapidly. Even though most of Riverside County has mild winters, hot summers result in extensive use of air conditioners. Summer energy costs, particularly in the desert regions, can be significant. Energy costs are especially difficult for low income residents, as energy expenditures may require a large portion of their monthly income. As a result, rising energy costs add to the problem of housing affordability.

Insurance Costs

Home insurance rates can vary a great deal throughout Riverside County, depending on the value of the home, response time for emergency fire protection vehicles, and type of construction. As with energy costs, insurance costs most affect low-income residents as a component of the high overall cost of owning a home. However, the cost of insurance relative to other components of housing costs is relatively low. Yearly insurance costs for standard coverage can vary between \$320 to \$420 for a \$100,000 single family home of standard woodframe-stucco construction.¹² Title insurance costs about \$660 for a one-time property transaction.

SPECULATION

Some aspects of land investment work favorably towards the provision of housing. Undeveloped land is purchased, subdivided, improvements may be provided and lots (or homes) sold. Intermediate land owners communicate demand signals, facilitating the conversion of raw land to urban uses; provide a stock of potentially developable land; and direct land to its most economic use. Some of the risk of obtaining permit approvals and entitlements that would accommodate residential development are borne by the purchaser of the raw land.

Speculation, both for undeveloped land and existing housing, is a factor which can also contribute to increased housing costs by creating an artificial demand (demand for investment property as opposed to demand for shelter). By buying tangible goods such as land or real-estate that increase in value at a rate exceeding inflation, individuals can protect the buying power of their investment. Those simply seeking affordable shelter are also affected as the cost of housing escalates. An increase in demand without a commensurate increase in supply results in increased prices. It is expected that prices will continue to rise in the long-term as long as a housing shortage exists.

An aspect of residential land investment that acts to drive up the cost of land (and housing) is when intermediate land owners buy and resell land without improving it, thereby adding little to the ultimate value of the land for residential use. In particular, this can occur when a large area of land is divided and sold repeatedly, using the parcel map process. This process is desirable to land owners because generally no on-site improvements are required when each parcel created is greater than one acre. This can result in many one acre or greater lots with no improvements at artificially high prices. The practice of obtaining zone changes and general plan amendments where there is no accompanying development proposal can also raise the value of the land for sale. In such cases, land may be sold several times at increasing values prior to development for residential use, which can cause an increase in land prices for housing. These practices have been discouraged in recent years however, by County general plan policies requiring land use designations based on standards for infrastructure capability, environmental constraints, land use compatibility and

community policies, and by ordinance requirements for project proposals concurrent with zone change applications.

LAND USE REGULATION

State law requires that the County plan for future land development, including new housing. The primary methods for land use regulation are the General Plan, zoning ordinance, subdivision ordinance, environmental regulations and building code. Governmental regulation of land development acts to guide development in an orderly fashion, ensure adequate provision of public services and facilities, protect existing properties from incompatible land uses and protect the public health and safety. Since these aspects of land development are important to decent, safe housing, government regulation is generally beneficial to the housing needs of the public. Government regulation of land development can become a constraint to housing in primarily four ways: by increasing the time between the initial housing project conception and actual construction; by increasing the fees and money required to plan the project; by limiting the density and location of residential land through zoning, and by establishing development standards (garage requirements, minimum street widths, lot sizes and pavement thickness, etc).

Development Permit Application Processing and Fees

New housing projects often require a number of County permits before construction can begin. These may include a zone change, subdivision tract map, specific plan, and building permit. The processing and approval of applications for these permits can be an expensive and time-consuming process.

Housing project permit applications are first reviewed for design, environmental, safety, and other planning concerns by County staff of the Planning Department, Road and Survey Department, Flood Control District, Fire Department, Health Department, as well as special districts, State agencies and nearby cities.

A subdivision application must have a public hearing at the County Planning Commission and must receive Board approval. Specific Plans and zone changes require public hearings at both the Planning Commission and the Board of Supervisors. Both the Commission and Board meet a limited number of days each month and work with maximum work loads.

The subdivision must then go through a final map checking process to verify survey information and approve improvement plans for public facilities. The project developer then must either make the improvements or post a bond for the improvements, and meet other conditions of approval in order for the map to record.

The above process can take anywhere from six to twelve months to complete, or much longer if problems or needed studies or revisions to the project are identified. Delays at any of these steps in the process translate to higher costs to the developer, as interest payments on financing loans continue.

The fees for subdivisions and related permits, and building permits are another cost of the development of new housing. Overall fees for a project differ from case to case depending on the type of permits necessary. Fees are charged for building permits, soil surveys, subdivisions, zone changes, use permits, variances, environmental review, grading permits, plan checking and so forth. Riverside County fees are comparable to those in other Southern California counties.

Environmental Review Process

Throughout the County, physical environmental constraints exist that hamper housing development. The California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) require that new development proposals be reviewed for potential impacts on or from the environment. The Planning Department and other County agencies have the responsibility to enforce County policies, CEQA, NEPA, and ordinances regulating development on flood plains, areas of potential seismic hazard, areas of excessive slope, conservation areas, areas with inappropriate conditions for septic tanks and other environmental issues. Large portions of the County have one or more of these constraints. These problems usually reduce the density allowed and bring into play mitigation measures and other necessary requirements which add to the cost of the project. The County Planning Department has developed an environmental data base with an extensive mapping system as a part of the Comprehensive General Plan to facilitate a timely identification of environmental hazards and resources.

The environmental review process on the one hand can provide useful information for the jurisdiction about impacts on local environments and needed mitigation measures, as well as useful construction and market information for builders, buyers, lenders and others. On the other hand, the process may also be viewed as an expensive, complex and time consuming burden.¹³

The environmental review process facilitates housing by:

- ° **Directing housing development to locate away from environmental hazards and resources and ensuring a reasonable level of public safety from environmental hazards through mitigation.**
- ° Ensuring that adequate public facilities such as sewer, water and roads will be available.
- ° Ensuring that adequate public services such as schools, fire protection, police and health services will be available.

The environmental review process adds to housing development costs in the following ways (not all projects require all these costs):

- Environmental Assessment fees (with initial case submittal).
- Environmental Impact Report review fees
- Consultants costs for preparing preliminary studies.
- Consultants costs for preparing EIR or technical studies if required.
- Increasing permit processing time, thereby increasing the total interest costs on borrowed money, property taxes and other holding costs.
- Costs of mitigation of potential environmental impacts.

The rapid increase in housing prices throughout the 70's and 80's cannot be attributed solely to environmental regulation; however, there is evidence that this necessary process has played a significant role in delaying housing projects and increasing finished lot costs.¹⁴

Lot Sizes and Other Development Requirements

Most housing development standards and constraints are found within the County General Plan, zoning ordinance, and subdivision ordinance. Specifically, the general plan places some constraints on the construction of new housing with density restrictions on land, especially in rural areas. Permitting large influxes of people into rural areas generally outstrips public services and usually results in situations detrimental to public health and safety. The Comprehensive General Plan bases a parcel's general plan designation on standards pertaining to environmental constraints, public service and infrastructure availability, and land use compatibility. The General Plan brings about more thorough project review at much earlier stages of the planning process.

Although zoning tends to be largely geared toward ensuring land use compatibility from parcel to parcel, zoning also has density and housing type restrictions. Usually zoning reflects public service constraints and existing land uses. The zoning ordinance provides standards for minimum sizes of building sites and lot areas for each housing unit. The majority of residential areas are zoned for single family residences, which may constrain the development of multi-family housing. Conventional single family residential lots have minimum lot size requirements of 7200 square feet. The County's zoning ordinance makes provision for reduced lot size in the R-2, R-6, and Specific Plan zones. These can provide incentives for developers to reduce housing costs to the homebuyer by reducing per unit land costs. Other zoning modifications have been made to standards for open space, yard setbacks, parking and other development standards to encourage innovative designs that would result in lower housing costs.

Subdivision ordinance. Maintain requirements for provision of infrastructure and public services, and guide the extension of public services and facilities to areas of future residential growth. Riverside County subdivision regulations are drawn from the State Subdivision Map Act. However, the County has discretion in establishing many development standards. The County must consider what future traffic patterns, land uses and a larger population will do to the existing urban infrastructure. Reduced improvement standards, for example, narrower streets, could result in an inadequate circulation system, and other urban design problems 10 or 20 years into the future. Reduced improvements may be tolerated today but inadequate when the County is more heavily populated. Once the basic urban infrastructure is in place it is costly to reconstruct.

Building Codes

Building codes provide construction standards to ensure public safety. Riverside County utilizes the Uniform Building Code, which has widespread use among many jurisdictions.

C. LESSENING CONSTRAINTS

This section discusses some possible approaches for lessening identified constraints to the provision of housing to meet Riverside County needs.

Conflicting Responsibilities of Local Government

Conflicting responsibilities will continue to exist. The County's ability to lessen this constraint would have to involve raising the priority of housing goals, policies and programs within the context of overall County goals.

Inadequate Public Support for Low-Cost Housing and Public Housing Programs

To address this problem, County government could more actively join with existing housing advocates in lobbying for increased Federal funding for public housing and subsidy programs which could benefit the County, and could support local efforts to raise the political profile of housing issues. The County could also conduct a series of workshops at community meetings throughout the County to explain the need for lower cost housing in the County, and how low-cost housing can be beneficial to a community. Areas suitable for low cost housing could then be identified within the Housing Element of the General Plan.

Land Costs

Programs to permit reduced lot sizes and increased density provide the most effective County methods of reducing land costs for housing developments in the private market. The existing Comprehensive General Plan Land Use Element and County Land Use

Ordinance have a number of provisions allowing for flexible lot sizes; reduced lot sizes as an incentive for affordable housing development; and zero lot line developments. The County could consider further ordinance amendments to establish further lot size and density incentives for affordable housing development, including multi-family housing.

In the area of subsidized housing, the County could help to reduce land costs as a basic ingredient to the cost of housing by becoming more active in the development of low-cost housing. One approach may be through the establishment of a local housing development corporation land bank for low cost housing projects. The County could also begin to identify and utilize excess County-owned lands for future low-cost housing development by County housing agencies, private developers or joint ventures.

County Use of Available Housing Assistance Programs

The County's ability to effectively compete with other jurisdictions for available housing assistance funds could be improved with better communication and coordination among County housing agencies and departments, and an increased staffing commitment. The Housing Technical Advisory Committee could provide an ongoing forum with which to coordinate programs, eliminate duplication, and discuss housing issues and solutions, to provide a more unified County effort toward improving housing conditions.

Data Constraints

The County has made a commitment to improve data resources through development of a Geographic Information System (GIS). This system will collect information from a variety of data sources including the Development Monitoring System, County agencies, and service purveyors and impose it on a geographic model.

Condition of Existing Housing Stock

The County can continue and expand its pursuit of funds from Federal programs providing grants or loans for the repair, renovation or maintenance of existing housing. Home repair might be coordinated with job training programs. In addition, the County can utilize Redevelopment Agency set-aside monies for low- and moderate-income households, targeting a portion for housing rehabilitation.

Construction Financing Costs

The County's ability to further reduce processing times for County permits, for example for land divisions, environmental review and plan checks, could help to reduce construction financing interest costs. The County can also reduce interest costs on low-cost housing projects by continuing and expanding the use of loan leveraging with Federal, State and County funding programs.

Labor and Materials Costs

The County has little control over the price of building materials and labor costs associated with housing construction. One approach to reducing labor costs of some housing unit construction would be to establish an owner/builder program whereby low-income persons could provide labor in the construction of their homes.

Profit

One approach to providing low-cost housing units through subsidization is to utilize non-profit corporations, thereby reducing the profit component of new housing development costs. The County has been involved with a few localized housing non-profit corporations, but has not yet become involved with countywide or regional non-profit housing corporations. Some Federal programs provide funding only to non-profit corporations.

Public Facility and Service Costs

Available public facility financing mechanisms other than developer fees include the Mello-Roos Community Facilities District Act, public service bonds, and redevelopment funds. The Mello-Roos Act allows for the creation of community facilities districts to provide a centralized funding vehicle for all types of public facilities and services. Funding for services and facilities can be spread over larger property holdings. Public service bonds are especially useful for large capital projects such as sewage treatment facilities, flood control facilities and schools. Although some federal and state funding for financing of urban infrastructure in rural areas has been available in the past, future availability of such funding is politically uncertain. Redevelopment law allows for upgrading of urban infrastructure in areas meeting eligibility requirements by using tax increment financing.

With continued growth in Riverside County, the need for continued expansion of urban infrastructure is essential. With the larger number of individual public facility and service purveyors in the County, a unified capital improvement program is highly desirable. The County group GROFIT (Growth Fiscal Impact Task Force) has been formed to take steps in improving the County's capital improvement programming. The development of the GIS and Growth Management Element can also help reduce costs by providing planning and development information to these purveyors to bring about better coordination of planning for infrastructure.

Mortgage Financing

The County could continue to utilize their mortgage revenue bond program to aid a substantial number of households in obtaining home mortgage financing.

Speculation

With the R-6 Residential Incentive Zone, the practice of obtaining zone changes where there is no intent to develop the land directly has been discouraged by requiring development proposal applications concurrently with zone change applications. This practice has also been discouraged in the Comprehensive General Plan Land Use Element, which bases the land use designation on standards for environmental constraints, infrastructure, land use compatibility and community policies. This reduces the probability of numerous land sales occurring to raise the value of the property prior to development.

Development Permit Application Processing and Fees

The County's permit processing, processing procedures and fee structure are under scrutiny by several County and building industry committees on an ongoing basis, and will continue to be reviewed in an effort to streamline the process and reduce costs.

The County could also consider establishing maximum time frames for project reviews (i.e. plan checking), and utilizing consultants when work loads begin to build toward exceeding the established time frame.

Environmental Review Process

The County Planning Department has developed an extensive environmental mapping system as a part of the Comprehensive General Plan. The maps provide a good information data base and are updated periodically to be kept current. These maps facilitate the timely identification of environmental hazards and resources during project reviews by planners and developers. The Coachella Valley Master Environmental Assessment similarly provides a comprehensive environmental data base to aid in efficient environmental review of projects. This environmental information will be incorporated into the Geographic Information System (GIS).

Building Codes

Building code standards should be evaluated to determine if changes could be made to promote cost savings in building techniques or materials. Periodic adjustments should be made to accommodate advanced construction technologies and new energy saving technologies.

FOOTNOTES

1. California Housing Markets in the 1980's: Demand Affordability and Policies, Kenneth T. Rosen under commission by the Department of Real Estate, State of California, p. 29.
2. 1989 Housing Element - Projected Population and Housing Needs: 1994 Chapter IV.
3. Telephone Survey of Local Banks.
4. The Press-Enterprise, March 1989, Average Price Home.
5. California Statewide Housing Plan, Phase II, State of California Department of Housing and Community Development, July 1988, Page 7.
6. Riverside County Real Estate Council.
7. Telephone survey of local banks.
8. Building Standards, 1980-1988, International Conference of Building Officials.

Three Preliminary Cost Estimates for Subdivisions - L. A. Wainscott and Associates;
J. F. Davidson, Civil Engineers - Cost Estimates for Subdivisions; Albert A. Webb
Associates, Consulting Engineers Preliminary Cost Estimates for Subdivisions.
9. Telephone Survey of local engineering firms.
10. Professional Builder, September 1988.
11. The Press-Enterprise Riverside County Mortgage rates.
12. Telephone survey of local insurance offices.
13. Environmental Impact Review and Housing Process Lessons from the California Experience - Fred E. Case and Jeffrey Gale; California Department of Real Estate Grant to the University of California at Los Angeles, Real Estate, and Urban Land Studies Program, p. 2.
14. Opus Cited, p. 5.

VI. Housing Lands Inventory

VI. HOUSING LANDS INVENTORY

Government Code Section 65583 (a)(3) requires that the Housing Element contain "an inventory of land suitable for residential development including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." Apart from the State requirement, there are local needs for the data provided by this inventory.

In order to develop an inventory of potential housing sites, those lands that are vacant, County-owned or suitable for redevelopment need to be evaluated. With a County the size of the State of New Jersey (7,310 square miles), a complete inventory could take years to prepare through a lot-by-lot review. As a result, the Geographic Information System (GIS) is being developed.

In response to rapid growth ensuing from the abundant availability of cheap land, the county elected to develop a common data base system known as the GIS. When the system is fully developed, it will have the capacity and capability to accomplish a number of tasks which will (1) promote orderly and efficient growth; (2) facilitate long-range planning for land uses, public services and facilities, and housing developments; (3) facilitate and enhance the decision-making process for public officials.

A summary of the tasks which will be accomplished by the system includes the following:

- ° Inventory existing land uses and development.
- ° Identify growth trends based on approved development projects.
- ° Assess potentials for development of housing, industrial and commercial uses based on vacant parcels, zoning, infrastructure availability and growth trends.
- ° Provide information to assess existing and needed public services and facilities.
- ° Assess the impacts of growth on county services and facilities.

As is apparent, information pertinent to the Housing Lands Inventory will be incorporated into the GIS. Because of the broader applicability of this information, a strong commitment to this effort has been made by county elected officials and various county agencies.

For the immediate purposes of meeting state mandated requirements, an inventory was compiled of single family and multi-family units in specific plans with development agreements, and in vesting tract maps. Development agreements have annual monitoring

and reporting requirements to indicate numbers of residential units built, commercial/industrial development completed, and public facilities as scheduled. Each specific plan was assigned to its corresponding geographical subregion as established by SCAG. The units were then totaled for each subregion. With the exception of one specific plan, No. 229, all others were entirely within a subregion. The unincorporated County has over 78,000 housing unit approvals within specific plans. Public facilities and infrastructure are either existing or expected to be available within five years.

Vesting maps are another type of development that was inventoried. Vesting maps are approved and have a right to recordation for ten years. The vesting maps were divided by single family and multi-family units, assigned to the appropriate subregion and then totaled. The total housing units approved under vesting maps in the unincorporated county was over 13,000.

The following tables show the number and type of units for each subregion. The complete documentation for each is on file at the County Planning Department and available for review.

The Southern California Association of Governments, in the Regional Housing Needs Assessments, makes a policy projection of 39,843 additional housing units needed between January 1, 1988 and July 1, 1994. Riverside County easily exceeds this number in units approved in specific plans and vesting maps. This does not include other development approvals in tract maps, subdivisions, and plot plans or proposed projects, developments and individual homes that could be approved throughout the county over the next five years. Riverside County more than provides for its regional "fair share".

TABLE VI.1

SPECIFIC PLANS
WITH
DEVELOPER AGREEMENTS
October 1988

SUBREGION 1 RSA 45, 46.1 46.2, 46.3			SUBREGION 2 RSA 47, 48, 49, 50			SUBREGION 3 RSA 51			SUBREGION 4 RSA 42,53,54		
SP NO.	SF	MF	SP NO.	SF	MF	SP NO.	SF	MF	SP NO.	SF	MF
123	2,594	718	103	981	412	0	0	0	151	970	552
144	1,704	0		1,495	970				211	295	0
176	1,092	641	128	1,606	221				218	2,727	1,535
198	328	0	140W	848	0				225	502	0
221	1,433	632	152	1,852	132						
224	330	0	156	2,515	1,783						
			158	5,189	400						
			164	439	271						
			172	599	1,032						
			173	5,423	3,180						
			180	609	398						
			183	450	0						
229 is in both subregions 1 & 2 sf 1421			184	1,965	606						
			199	2,754	1,627						
			208	1,160	730						
			209	2,665	931						
			212	200	0						
			213	1,687	791						
			215	1,306	0						
			217	2,889	1,299						
			219	4,709	902						
			22 0	1,295	591						
			223	1,463	968						
Sub Total	7,481	1,991	44,099 17,244			0 0			4,494 2,087		
Total Single-Family Units			57,495								
Total Multi-Family Units			21,322								
Combined Total			78,817								

NOTE: SP NO. - Specific Plan Number
SF - Single-Family Unit

TABLE VI.2
VESTING MAPS
October 1988

SUBREGION 1	SUBREGION 2	SUBREGION 3	SUBREGION 4
Single Family Units 1641	Single Family Units 8069	Single Family Units 13	Single Family Units 1984
Multi-Family Units 0	Multi-Family Units 452	Multi-Family Units 0	Multi-Family Units 1034
SUB TOTAL 1641	8521	13	3018
TOTAL SINGLE-FAMILY UNITS 11,707			
TOTAL MULTI-FAMILY UNITS 1,486			
COMBINED TOTAL 13,193			

Appendices

APPENDIX A

DATA SOURCES AND METHODOLOGIES

This appendix lists the data source for each table, map and figure in the Housing Element's Existing and Projected Population and Housing Characteristics Chapter. It also lists any special notes or explanation for that table, map or figure.

TABLES

Table Number	Table Title	Data Sources	Special Notes
IV.1	1980 General Characteristics of Population and Housing by RSA For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census	
IV.2	1980 Population By RSA For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census	
IV.3	1980 Racial And Ethnic Distribution By RSA For Unincorporated Riverside County	STF No. 3 Report No. 103 1980 Census	
IV.4	1980 Concentration Of Minority Persons By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 103 1980 Census	
IV.5	1980 Age Distribution By RSA For For Unincorporated Riverside County	STF No. 3 Report Nos. 107-109 1980 Census	
IV.6	1980 Concentration Of Persons 65 And Over By Census Tract For Unincorporated Riverside County	STF No. 3 Report Nos. 107-109 1980 Census	
IV.7	1980 Place of Residence And Place Of Work By RSA For Unincorporated Riverside County	STF No. 3 Report No. 147 1980 Census	
IV.8	1980 Distribution Of Households By RSA For Unincorporated Riverside County	STF No. 3 Report Nos. 188-189 1980 Census	
IV.9	1980 Length Of Residency-Renter/Owner Comparison For Unincorporated Riverside County	STF No. 3 Report Nos. 238-239 1980 Census	
IV.10	1980 Large Household Distribution By RSA For Unincor-	STF No. 3 Report No. 126 1980 Census	

porated Riverside County

IV.11	1980 Small Household Distribution By RSA For Unincorporated Riverside County	STF No. 3 Report No. 126 1980 Census	
IV.12	1980 Overcrowding Condition By RSA For Unincorporated Riverside County	STF No. 3 Report No. 291 1980 Census	
IV.13	1980 Concentration Of Overcrowded Units By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 291 1980 Census	
IV.14	1980 Elderly Households By RSA For Unincorporated Riverside County	STF No. 3 Report Nos. 210-211 1980 Census	
IV.15	1980 Handicapped Households By RSA For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; 1978 Special Census	A
IV.16	1980 Concentration Of Handicapped Households By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; 1978 Special Census	A
IV.17	1980 Income Distribution For Unincorporated Riverside County	STF No. 3 Report Nos. 188-189 1980 Census	
IV.18	1980 Median Household Income Distribution By RSA For Unincorporated Riverside County	STF No. 3 Report Nos. 188-189 1980 Census	
IV.19	Census Tracts With Median Household Income Below County 1980 Median Household Income For Unincorporated Riverside County	STF No. 3 Report Nos. 188-189 1980 Census	

IV.20	1980 Low, Moderate and Medium Income Households By RSA For Unincorporated Riverside County	STF No. 3 Report No. 188 1980 Census	
IV.21	1980 Concentration of Low Income Households By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 188 1980 Census	
IV.22	1980 Concentration of Moderate-Income Households By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 188 1980 Census	
IV.23	1980 Concentrations of Medium Income Households By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 188 1980 Census	
IV.24	1980 Low Income Communities In Unincorporated Riverside County	Riverside County Planning Department <u>Community Profiles</u> ; 1980 Census Zip Code Program	
IV.25	1980 Low, Moderate, and Medium Income Households With An Affordability Problem By RSA (Composite) For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 and 284-285 1980 Census	B
IV.26	1980 Low, Moderate, and Medium Income Households With An Affordability Problem By RSA (Owner Occupied Units) For Unincorporated Riverside County	STF No. 3 Report Nos. 284-285 1980 Census	B
IV.27	1980 Low, Moderate, and Medium Income Households With An Affordability Problem By RSA (Renter Occupied Units) For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 1980 Census	B

IV.28	1980 Concentration of Low Income Households With An Affordability Problem By Census Tract For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 and 284-285 1980 Census	B
IV.29	1980 Concentration of Moderate Income Households With An Affordability Problem By Census Tract For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 and 284-285 1980 Census	B
IV.30	1980 Concentration of Medium Income Households With An Affordability Problem By Census Tract For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 and 284-285 1980 Census	B
IV.31	1980 Low- and Moderate-Income Households With An Affordability Problem By RSA For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 and 284-285 1980 Census	B
IV.32	1980 Concentration of Low- and Moderate-Income Households With An Affordability Problem by Census Tract For Unincorporated Riverside County	STF No. 3 Report Nos. 268-269 and 284-285 1980 Census	
IV.33	1980 Dwelling Unit Distribution By Type By RSA (Year Round Units) For Unincorporated Riverside County	STF No. 3 Report No. 222 1980 Census	
IV.34	1980 Mobile home Concentration By Census Tract For Unincorporated Riverside County	STF No. 3 Report No. 222 1980 Census	
IV.35	1980 Multi-Family Rental Unit Composition By RSA (Occupied Units) For Unincorporated Riverside County	STF No. 3 Report No. 226 1980 Census	

IV.36	1980 Census Tracts Below County Available Vacancy Rate For Unincorporated Riverside County	STF No. 3 Report No. 218 1980 Census	
IV.37	1980 Year Built-Rental/Owner/ Vacant Comparison For Unincorporated Riverside County	STF No. 3 Report Nos. 235-236 1980 Census	
IV.38	1980 Year Round Units By Year Built By RSA For Unincorporated Riverside County	STF No. 3 Report No. 232 1980 Census	
IV.39	1980 Sound/Unsound Units By RSA (Occupied Housing) For Unincorporated Riverside County	STF No. 3 Report No. 234 1980 Census; 1978 Special Census	C
IV.40	1980 Concentration of Unsound Units By Census Tract (Occupied Housing) For Unincorporated Riverside County	STF No. 3 Report No. 234 1980 Census; 1978 Special Census	C
IV.41	1980 Sound/Unsound Units By RSA (Total Housing) For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; 1978 Special Census	C
IV.42	1980 Population Below Poverty Status For Unincorporated Riverside County	STF No. 3 Report Nos. 214-215 1980 Census	
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IV.44	1980 Single Parent Households By RSA For Unincorporated Riverside County	STF No. 3 Report No. 128 1980 Census	
IV.45	New Housing Market Sales Activity/Unsold Inventory By Submarket For Riverside County	<u>Residential Trends,</u> Fourth Quarter 1988 Housing Element 1985	

IV.46	Building Cost Statistics (Single Family Dwellings) 1980-1988 For Riverside County	International Conference of Building Officials, <u>Building Standards</u>	D
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IV.48	Building Cost Statistics (Manufactured Housing) 1983-1988 For Riverside County	California Manufactured Housing Institute	F
IV.49	Existing Homes - Resale Prices Riverside County	California Association of Realtors, February 1989	
IV.50	1980 Commuting Time By RSA For Unincorporated Riverside County	STF No. 3 Report No. 150 1980 Census	
IV.51	Population Change By RSA (4-1-80 to 06-30-88)For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; Planning Department Estimate	
IV.52	Household Change By RSA (4-1-80 to 06-30-88)For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; Planning Department Estimate	
IV.53	Dwelling Unit Change By RSA (4-1-80 to 06-30-88)For Unincorporated Riverside County	STF No. 3 Report 101 1980 Census; Planning Department Estimate	
IV.54	Housing Mix - New Housing For Unincorporated Riverside County	Planning Department Estimate	
IV.55	Dwelling Units Built In Unincorporated Riverside County	STF No. 3 Report Nos. 235-236 1980 Census; Planning Department Estimate based on DOF 1-1-1988	
IV.56	Projected Population By RSA (1980- 1994)For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; Planning Department Estimate based on SCAG Draft GMP	G 1
IV.57	Projected Housing By RSA (1980	STF No. 3 Report No. 101	G 1

	1994) For Unincorporated Riverside County	1980 Census; Planning Department Estimate based on SCAG Draft GMP, DOF 1-1-88	
IV.58	Housing Needs (7-1-94) For Unincorporated Riverside County	SCAG Regional Housing Needs Assessment (RHNA)	G 4
IV.59	Projected Housing Mix (1980- 1994) For Unincorporated Riverside County	STF No. 3 Report No. 222 1980 Census; SCAG RHNA; DOF 1-1-88	
IV.60	Projected Housing Mix By RSA (1994) For Unincorporated Riverside County	STF No. 3 Report No. 222 1980 Census; SCAG RHNA; DOF 1-1-88	G 3
IV.61	Projected Households By RSA (1980-1994) For Unincorporated Riverside County	STF No. 3 Report No. 101 1980 Census; SCAG RHNA; Planning Department Estimate	G 1
IV.62	1994 Housing Needs For Unincor- porated Riverside County	STF No. 3 Report Nos. 101 226, 210-211, 291 1980 Census; 1978 Special Census; Planning Department Estimate	
IV.63	1994 Low/Moderate/Medium Income Households by RSA Unincorporated Riverside County	STF No. 3 Report No. 188 1980 Census; SCAG RHNA; Planning Department Estimate	
IV.64	1994 Housing Overpayment For Unincorporated Riverside County	STF No. 3 Reports Nos. 268-269, 284-285 1980 Census; SCAG RHNA; Planning Depart- ment Estimate	G 3
IV.65	Employment Trends For Unincor- porated Riverside County	SCAG Draft GMP; Planning Department Estimate	
IV.66	Employment/Population Ratio (Jobs/Housing Ratio) Riverside County	SCAG Draft GMP	

MAPS

Map Title	Data Source
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County of Riverside SCAG
Subregional Boundaries
and R.S.A. Boundaries

Riverside County Planning
Department

FIGURES

Figure Number	Figure Title	Data Sources	Special Notes
IV.1	Distribution of Population by RSA Unincorporated Riverside Area	STF No. 3 Report No. 101 1980 Census	
IV.2	Growth Curve for Riverside County	1950 Census; 1960 Census; 1970 Census; 1980 Census; January 1988 DOF Estimate; Planning Department Estimate	
IV.3	Racial/Ethnic Distributio Unincorporated Riverside Area	STF No. 3 Report No. 103 1980 Census	
IV.4	Vacancy Rate By RSA (Sale/Rental Units) Unincorporated Riverside Area	STF No.3 Report No. 218 1980 Census	
IV.5	Vacancy Rate By RSA (Seasonal/ Occasional Use) Unincorporated Riverside Area	STF No. 3 Report No. 218 1980 Census	
IV.6	Distribution of Elderly Populatio By RSA Unincorporated Riverside Area	STF No. 3 Report Nos. 107- 109 1980 Census	

SPECIAL NOTES

A. HANDICAPPED HOUSEHOLD DETERMINATION

1. Determine percent of Handicapped Households from 1978 Special Census.
2. Determine number of total households from 1980 Census and multiply by % in Step 1 to find number of households with at least 1 member who is handicapped.
3. Determination was done at Census Tract and RSA Level
4. For Census Tracts whose data was suppressed in 1978, RSA percentages were used. The following Census Tracts had data suppressed: 301, 302, 309, 407, 410, 414.01, 415, 418.01, 421, 436, 439, 443, 453.

B. LOW-, MODERATE- AND MEDIUM-INCOME HOUSEHOLDS WITH AFFORDABILITY PROBLEM

1. Owner Costs as a Percentage of Income

The ratio of selected monthly owner costs to households income in 1979 is converted to percentage form. The data are tabulated for "specific owner occupied" units, i.e., one family house on less than 10 acres without a commercial establishment or medical office on the property. The data excludes owner occupied condominiums, mobile homes and trailers.

2. Gross Rent as a Percentage of Income

The ratio of gross rent to household income in 1979, converted to percentage form, reported for "specified renter-occupied" units, which excludes one family home on 10 acres or more.

C. SUB-STANDARD HOUSING UNIT DETERMINATION

1. Determine % of sound occupied housing units in 1978 (Built before February 1, 1978 - 1978 Special Census).
2. Determine number of occupied housing units built prior to January 1, 1979 (1980 Census).
3. Using % from Step 1, determine number of sound units built prior to January 1, 1979 (Step 2).

4. Add all occupied housing units built between January 1, 1979 and April 1, 1980.
5. Divide Step 4 by total occupied housing units (1980 Census) to determine number of sound occupied housing units.
6. Subtract sound occupied housing units from total housing units to find unsound occupied housing units.
7. Divide unsound occupied housing units by total occupied housing units to find % unsound.
8. This determination was done at the Census Tract and RSA level.
9. For those Census Tracts whose data was suppressed in 1978 RSA percentages were used. The following tracts had suppressed data: 301,302, 309, 407, 410, 414.01, 415, 421, 439 and 453. Of these only CT 301 had substandard units. CT 421 (March AFB) was not included in data. Although they may be sub-standard, by regulation they are adequate.
10. Assumption is made that units built on or after January 1, 1979 are all sound.

D. BUILDING COST STATISTICS - SINGLE FAMILY DWELLINGS

1. Standard Construction

This would compare to a standard tract home of 1500 square feet. The dwelling would be Type V-Wood Frame.

2. Custom Construction

This would compare to a custom home of 3000 square feet. The dwelling would be Type V-Wood Frame.

E. BUILDING COST STATISTICS - MULTI-FAMILY DWELLINGS (APARTMENTS)

1. Standard Construction

This would compare to a standard apartment complex with each unit having 1100 square feet. The unit would be Type V-Wood Frame.

2. Custom Construction

This would compare to a custom apartment complex with each unit having 2200 square feet. The unit would be Type V-Wood Frame.

FOR NOTES D AND E

The cost of architectural, structural, electrical, plumbing and mechanical work along with contractors profit have been included in both statistics. The cost of land and site preparation have not been included. The costs have been modified to reflect Riverside County conditions.

F. BUILDING COST STATISTICS - MANUFACTURED HOUSING

Based on cost for average 1500 square foot home. Includes garage/carport and foundation.

The cost of architectural, structural, electrical, plumbing and mechanical work, contractors profit and some furnishings are included. The cost of land and site preparation have not been included. The costs are reflective of a state average and have not been modified to reflect Riverside County conditions.

G. GROWTH FORECASTS

1. **SCAG Draft Growth Management Plan gives 1988 and 2010 projected populations, housing and households numbers. Regression Analysis issued, based on these figures, to estimate the Unincorporated numbers.**
2. Percentages of housing stock (SFR, MFR, MH) in 1980 were multiplied by projected housing units (total) in 1989 to determine housing mix in 1989.
3. Percentages of low/moderate/medium income households in 1980 were multiplied by projected households in 1994 to determine low- moderate-medium-income households in 1994.
4. **Regional Housing Needs Assessment (RHNA) is for the time frame of July 1989 to July 1994. The existing need from January 1988 to July 1989 is included as an appendix to the RHNA. Please see the separate RHNA document for full methodology discussion.**

APPENDIX B

GLOSSARY OF TERMS

This appendix contains a glossary of words or phrases used within the Housing Element.

GLOSSARY OF TERMS

Affordable Housing

Housing is considered affordable by HUD when the sum of the housing payment (rent or mortgage), insurance, property taxes and utilities is equal to or less than 30% of a household's gross income. The State HCD uses a rate of 25% or less of a household's gross income in determining affordable housing.

Elderly

Persons of 65 years of age or older.

Goal

A goal is an expression of a general, ultimate ideal to be sought. It reflects basic community values and establishes the emphasis for formulating policies and programs. They are general, often timeless, and therefore, do not lend themselves to measurement.

GMP

Growth Management Plan - SCAG's regional plan that identifies population, housing, employment, and jobs/housing balance. These policy objectives are projected to the year 2010.

HCD

Housing and Community Development is a State of California agency responsible for administering state housing and community development programs and policies. This department has the responsibility of reviewing local housing elements for conformity with state guidelines and for providing technical assistance to local governments to aid them in producing their housing elements.

Handicapped Households

Those households responding to the 1978 Special Census which identified one or more persons in the household as having one or more major disabilities.

Household

An individual or group of individuals residing in a permanent housing unit.

Housing Element

One of nine mandatory elements of the General Plan as required by the State of California. It sets forth an integrated set of policies and programs to guide public and private housing investment. The Element addresses the housing needs of all unincorporated County residents, but particularly emphasizes the importance of

improving opportunities for lower and moderate income residents to live in a decent, safe and satisfying environment.

Housing Payments

Owner Costs - The sum of payments for real estate taxes, fire and hazard insurance, utilities, fuels and mortgage.

Renter Costs - The sum of payments for utilities and fuels in addition to the base rent.

Housing Unit

A house, an apartment, **manufactured home**, mobile home or trailer, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants have either complete kitchen facilities for the exclusive use of the occupants or direct access from the outside of the building or through a common hall.

HUD

Housing and Urban Development is a department of the Federal Government which provides funds, grants, assistance and guidelines to state and local governments to implement federal housing and community development programs.

Incorporated Area

Areas that have been incorporated into cities and are under municipal jurisdiction.

Infill

A policy term used to describe the continued building out of a partially developed area before starting development of adjacent undeveloped lands.

Large Family

A family of five or more persons (Federal Census Criteria).

Low-Income Household

A household with gross earnings of 50% or less of the areawide median- income. This is **based** on HUD's definition. The State of California would classify this as a **Very Low-Income** household.

Median-Income

The income level at which half of the total households have a higher income and half of the total households have a lower income.

Medium-Income Household

A household with gross earnings of between 81% and 120% of the areawide median income. This is based on HUD's definition. The State of California would classify this as a Moderate-Income household.

Moderate-Income Household

A household with gross earnings of between 51% and 80% of the areawide median income. This is based on HUD's definition. The State of California would classify this as a Low-Income household.

Needing Rehabilitation

A housing unit which in its present state materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is economically feasible to repair.

Needing Replacement

A housing unit which in its present state materially endangers the health, safety, and well-being of its occupants in one or more respects, and which is not economically feasible to repair.

Overcrowding

Those households which have 1.01 or more persons per room in the housing unit (Federal Census Criteria).

Policy

An organization's commitment to a goal as expressed in written or unwritten guides for decision-making. It is more specific than a goal, guides decision-making, and provides a framework around which programs operate.

Program

A specific course of action undertaken in support of identified goals and policies. Programs often contain quantified objectives to serve as indicators to gauge progress of the programs in addressing established goals.

RHNA

Regional Housing Needs Assessment - SCAG's document to identify the existing and future housing needs of the region.

RSA

Regional Statistical Areas are used by SCAG to delineate geographic areas for statistical purposes. Each RSA encompasses one or more Census Tracts. There are twelve RSA's within Riverside County

SCAG

Southern California Association of Governments is a council of local governments from Riverside, San Bernardino, Los Angeles, Orange, Ventura and Imperial Counties. SCAG is responsible for carrying out numerous state and federally mandated regional planning activities, including regional planning for housing, transportation and environmental quality.

Subregion

A consolidation of the RSA's in the county, into four distinct regions.

Upper-Income Household

A household with gross earnings of greater than 121% of the areawide median income. This is based on HUD's definition. The State of California would classify this as an Above Moderate-Income household.

Vacancy Rate

The percentage of unoccupied dwelling units which are on the market as available for rent or sale. This does not include units that are vacation residents, second homes, migratory worker residents, etc.

APPENDIX C

PUBLIC PARTICIPATION PROCESS

PUBLIC PARTICIPATION PROCESS

Public participation in the development of the **1989 Draft Housing Element** began in January and will continue through the public hearing process. The participation effort was designed to take advantage of existing community groups, advisory committees and interested organizations which meet regularly throughout the year. By using existing meetings, staff was able to maximize the use of their time and resources as well as to focus the discussion with those most interested and affected by Housing Element programs.

The participation effort includes both governmental and public sectors, focusing on four general groups:

Citizen Participation

Technical Advisory Committees, Public Agencies and Commissions

Public Hearings and Workshops

These groups and the results of the participation effort are described below. Community responses and comments, suggested revisions to programs and background information have been incorporated into the document.

CITIZEN PARTICIPATION

During **January and February 1989** the Planning Department, with the support and concurrence of the County Department of Economic and Community Development attended Community Development Block Grant Meetings throughout the County. At these meetings the Planning Department presented a short discussion on the Housing Element, its requirements, time frames and background. **Attendees were asked to fill out a short questionnaire.**

The questionnaire covered a number of issues that would be of interest to the various communities including housing needs, financing, advice and standards, special housing needs and neighborhood improvement. Under Housing Needs, the respondents felt that homes to buy was the major concern. Advice on obtaining house loans was the major concern under housing advice. In the Special Housing Needs section, first time buyers came out as the top concern. Neighborhood clean-up was the primary concern under the Neighborhood Improvement section. More loans to buy housing was the major concern in the Housing Financing section. In the Housing Standards section, the questionnaire revealed that County residents feel that landlords should be required to keep their units in good repair. **One third** of the respondents pay less than one fourth of their income towards house payments or rent. Most of the people live in a house on a large lot (more than 10,000 square feet). When asked what type of housing they would like to live in, most would like to live in a house on a large lot. A summation of the questionnaires is located

at the end of this Appendix.

There were 21 meetings held throughout the County in the following communities:

Anza	Mecca	Romoland
Cabazon	Mira Loma	Rubidoux
Good Hope	Murrieta	Temecula
Home Gardens	North Elsinore	Thermal
Homeland	North Palm Springs	Thousand Palms
Lakeland Village	Quail Valley	Valle Vista
Mead Valley	Ripley	Wildomar

In addition, questionnaires were available at the Riverside Office of the Planning Department. There were 280 questionnaires filled out and returned.

TECHNICAL ADVISORY COMMITTEES, COMMISSIONS AND AGENCIES

A number of County Departments are involved in housing related matters. The Housing Element addresses the goals, policies and programs of all County Departments with responsibilities for housing that include the review or approval of housing development proposals to the administration of State and Federal funding programs for housing development or rehabilitation.

Advisory Commissions

The Housing Technical Advisory Committee (HTAC) was established for the specific purpose of providing technical and practical input into the preparation, review, and update of the Housing Element.

The committee includes representatives of the County agencies and departments that are responsible for implementing Housing Element programs. In addition, private sector interest groups are also represented on the HTAC. With the Planning Department acting as chair, the committee is comprised of the following County departments:

Administrative Office	Department of Community Action
Department of Economic and	Department of Building and Safety
Community Development	Environmental Health Services Division
Housing Authority	of the Health Department
	Office on Aging

The Housing Technical Advisory Committee has been utilized as a forum to review and evaluate the Housing Element.

Since many of the Housing Element Programs are ongoing, the Housing Technical Advisory Committee will continue to convene after Element adoption to discuss Housing Element implementation and review on a quarterly basis.

Southern California Association of Governments (SCAG)

SCAG is the principal regional planning body providing research information, programs and policies in an inter-County jurisdiction in Southern California. SCAG provided substantial statistical information to the County for the Housing Element effort, and will review and comment on the Draft document.

Coachella Valley Association of Governments (CVAG)

CVAG provides inter-City and sub-regional County planning information and programs specific to the Coachella Valley and provides a forum for discussion of planning issues throughout the Coachella Valley.

State Housing and Community Development

Housing and Community Development is charged with responsibility of reviewing the adequacy of all city and county housing elements and is the final agency to review the document prior to adoption by the Board of Supervisors.

PUBLIC HEARINGS AND WORKSHOPS

The Planning Department Housing and Redevelopment section will provide periodic status reports on development of the Housing Element to the County's hearing bodies including the Planning Commission and West Area Planning Council. Public hearings on the Draft Housing Element will be held before the Planning Commission and Board of Supervisors.

Building or Development Review:

The Administrative Office is involved in County General Fund allocation and budgetary allotment for County Departments with implications for specific programs such as housing programs. Additionally, the Administrative Office may oversee or implement programs where multiple County departments are involved.

Building and Safety reviews all County housing projects for conformance with the Uniform Building Code, and County Ordinances and is thus instrumental in the provision of housing throughout the County. Permit processing procedures are also controlled by the Building and Safety Department.

Environmental Health reviews the sanitary facilities proposed for housing projects. Conformance with County Ordinance and application processing procedures are also of concern to Environmental Health.

The County contracts with the California Department of Forestry for its fire protection service. The Fire Department reviews housing development applications for conformance with Fire Codes and local ordinances, and is involved processing time and procedure.

The Planning Department is charged with maintaining an up-to-date General Plan (including the Housing Element), and land use and subdivision ordinances. The Planning Department acts as technical staff to the Planning Commission and Board of Supervisors in its review of housing development projects, and makes recommendations to both of the above public hearing bodies. Application processing procedures are also an integral part of the Planning Departments function.

The County Road Department is responsible for the review of housing development applications as they relate to the ongoing development of the County's circulation (road) system (primarily new subdivisions). Road improvement standards and the Circulation Element of the Comprehensive General Plan are the responsibility of the Road Department. Application processing procedures and processing time are also of concern to the Road Department.

Housing Facilitation and Improvement:

Department of Community Action is a County Department that is engaged in a number of Housing related matters including the improvement of community services and facilities, but principally home energy conservation programs. Specific programs include: home energy audits, energy conservation education, home weatherization under the Department of Energy Weatherization Program (DOE), Low-Income Home Energy Assistance Program (LIHEAP), and Southern California Gas Company Direct Weatherization Program (SoCal). Funding sources for projects include: Community Services Administration, Department of Health and Human Services, and State Office of Economic Opportunity. The Department has recently hired a Homeless Services Manager to coordinate services and programs for the homeless, throughout the county.

Department of Economic and Community Development administers the bulk of the Federal Community Development Block Grant funds used for housing rehabilitation under the Home Improvement Program, improvement of public facilities, land acquisition and site clearance.

ECD conducts a comprehensive and aggressive program of economic development with the objective of strengthening and expanding the economic base of Riverside County. This objective is accomplished through several means: recruiting new industry to the County, retaining existing industry, providing site location and permit assistance for new businesses, conducting economic research, maintaining a program of advertising and public information, and coordinating several bond financing programs, including single family, multi-family and industrial revenue bond programs.

Housing Authority administers ongoing programs such as the Section 8 rental subsidy program and other programs related to low cost housing for low income people such as the State Department of Housing and Community Development's predevelopment loan program, housing rehabilitation and provision of new low-cost housing for low-income County residents.

The Office on Aging serves as an advocate for the elderly. The origin of the agency can be traced back to the enactment of the Older Americans Act in 1965. The Office on Aging began as an organizational entity in 1973 under the auspices of the County's Community Development Department (renamed Economic and Community Development). It subsequently became an official County agency in 1975. The Office on Aging is primarily responsible for administering, implementing and coordinating programs for senior citizens, which includes housing programs.

HOUSING ELEMENT QUESTIONNAIRE RESULTS

January February 1989

Written Concerns

Meeting Location	Communities Represented	Concern
Anza	Aguanga	- Parks
	Anza	- Road Improvements
	Sage	- Street Addresses Posted
Cabazon	Banning Cabazon	
Good Hope	Good Hope Meadowbrook Perris	
Home Gardens	Home Gardens	
Homeland	Green Acres Homeland	- Road Improvements
		- Street Lights
		- Maintain Rural Environment
		- Senior Center
		- Public Transportation
		- Clean Up
Lakeland Village	Lake Elsinore Lakeland Village	- Address Land Use Violations
		- Road Improvements
		- Street Lights
		- More Commercial Zoning
		- Street Clean -Up
		- Weed Abatement
		- Increased Sheriff Protection
		- Code/Hazard Enforcement Officer
		- Fire Hydrants
		- Animal Control

Meeting Location	Communities Represented	Concern
Mead Valley	Mead Valley Perris	<ul style="list-style-type: none"> - Fire Hydrants - Road Improvements - Clean-Up Junk Cars, Yards, etc.
Mecca	Mecca Oasis	<ul style="list-style-type: none"> - Flood Control - Increase Facilities
Mira Loma	Glen Avon Jurupa Mira Loma Pedley	<ul style="list-style-type: none"> - Congregate Care - Parks - Trails
Murrieta	Murrieta	<ul style="list-style-type: none"> - Flood Control - Parks and Open Space - Larger Lots - Road Improvements - Sidewalks - Schools - Increased Sheriff Protection
North Elsinore	North Elsinore North Elsinore Warm Springs	<ul style="list-style-type: none"> - Limit Growth - Rent Increases in Mobile Home Parks - Child Care - Parks - Road Improvements - Flood Control - Community Involvement Is Because Area Is A Commuter Community
Lacking		

Meeting Location	Communities Represented	Concern
North Palm Springs	Garnet North Palm Springs West Garnet	- Parks - Senior Center - Neighborhood Clean-Up - Increased Sheriff Protection - Animal Control - Street Lights - Stop Signs
Quail Valley	Quail Valley	- Public Transportation - Sewers - Clean-Up Trash and Junk Cars - Inspection Of Substandard Units And Removal When Necessary - Slumlords
Ripley	Ripley	
Romoland	Romoland	
Rubidoux	Avalon Belltown Glen Avon Paramount Estates Pedley Royal Hill Rubidoux Sunnyslope	- Homeless Shelters - Sidewalks - Road Improvements - Assistance For Moderate Income Home Repairs - Upgrade Fire and Sheriff Protection - Home Maintenance Education - Street Lights
Temecula	Canyon Lake Murrieta Murrieta Hot Springs Rancho California	- Less Government Control - Housing Vouchers - Encourage Condominiums Versus Houses On Small Lots To
Increase Density	Temecula	- Increase Services - Road Improvements

Meeting Location	Communities Represented	Concern
Thermal	Indio Thermal	
Thousand Palms		
Valle Vista	Hemet Little Lake Valle Vista	<ul style="list-style-type: none"> - Road Improvements - Neighborhood Clean-Up - Address Land Use Violations - Weed Abatement - Assistance For Single Parents To Purchase Housing
Wildomar	Sedco Wildomar	<ul style="list-style-type: none"> - Street Lights - Flood Control - Maintain Rural Environment - Community Center - Parks And Recreation - Road Improvements - Assistance For Small Builders With County Procedures - Address Land Use Violations - Assistance For Business Development And Expansion
Miscellaneous	Canyon Lake Corona Moreno Valley Nuevo	<ul style="list-style-type: none"> - Substandard Units

HOUSING ELEMENT QUESTIONNAIRE RESULTS
January and February 1989

CONCERN	Community																						
	Anza	Cabazon	Glen Avon	Hone Gardens	Honeland	Lakeland Village	Lead Valley	Mecca	Mira Loma	Murrieta	N. Elsinore	N. Palm Springs	Quail Valley	Ripley	Romoland	Rubidoux	Temecula	Thermal	Thousand Palms	Valle Vista	Wildomar	Miscellaneous	TOTAL
HOUSING NEEDS																							
Manufactured Housing	9	*	1	*	11	0	2	8	*	1	4	3	2	*	*	4	0	*	*	5	7	5	62
Apartments	2		6		4	0	3	16		0	2	1	1			5	6			5	3	1	55
Homes to Rent	16		11		5	2	7	12		7	3	4	0			10	5			8	2	4	96
Homes to Buy	9		7		6	17	10	18		7	5	6	7			13	6			18	12	3	144
Condominiums	1		1		1	1	0	1		2	0	0	0			2	8			5	1	1	24
HOUSING ADVICE																							
Advice on How to Buy a House	8		6		2	4	4	16		4	3	2	1			5	6			7	6	5	79
Advice on Obtaining House Loans	10		5		7	9	8	17		5	3	6	2			6	9			8	8	6	93
Advice on Home Improvements	3		4		7	6	7	4		1	4	5	6			10	3			7	4	1	72
Advice on Energy Conservation	10		1		6	3	3	9		4	4	0	3			5	4			5	8	2	67
Advice on Rent Mediation	4		5		2	1	1	10		0	0	2	0			3	0			1	0	0	29
Advice on Anti-Discrimination Information	0		3		0	0	2	7		1	0	1	3			2	0			4	0	0	23
SPECIAL HOUSING NEEDS																							
First Time Buyers	12		4		7	13	7	8		6	4	1	9			6	10			14	10	3	114
Farm Workers	0		0		0	0	1	15		0	0	0	1			0	1			0	0	0	18
Single Parent Families	4		3		1	2	4	6		1	2	3	3			4	5			7	2	4	51
The Elderly	10		12		11	6	4	0		1	8	4	5			13	8			7	8	3	100
The Handicapped	0		3		3	3	0	2		0	3	1	1			4	2			5	3	1	36
Lower Income Families	13		4		6	6	10	22		3	3	4	1			12	4			6	3	4	101
Large Families (5 or more people)	3		4		0	0	3	18		0	1	1	0			3	0			5	5	0	43
The Homeless	2		7		6	2	3	9		5	2	1	1			4	0			3	2	0	47

*Questionnaires were not distributed at these locations

HOUSING ELEMENT QUESTIONNAIRE RESULTS

January and February 1989

Community	Anza	Cabazon	Glen Avon	Home Gardens	Homeland	Lakeland Village	Lead Valley	Mecca	Mira Loma	Murrieta	N. Elsinore	N. Palm Springs	Quail Valley	Ripley	Romoland	Rubidoux	Temecula	Thermal	Thousand Palms	Valle Vista	Wildomar	Miscellaneous	TOTAL
CONCERN																							
HOW MUCH OF YOUR MONTHLY INCOME GOES TOWARD YOUR HOUSE PAYMENT OR RENT?																							
Less than 1/4	6	*	6	*	18	10	4	3	*	10	2	6	6	*	*	7	0	*	*	0	9	2	89
1/4 - 1/2	3		3		1	5	2	2		6	3	3	1			8	0			0	4	0	41
1/3 - 1/2	8		3		2	1	4	6		2	7	0	0			1	1			0	2	2	39
More than 1/2	0		1		1	3	2	3		1	1	0	1			1	0			0	0	2	16
WHAT TYPE OF HOUSING DO YOU LIVE IN NOW?																							
House on Large Lot (More than 10,000 sq. ft.)	10		5		3	8	7	0		12	0	2	4			6	4			9	13	1	84
House on Standard Lot (7,200 sq. ft.)	4		2		3	9	1	6		4	1	4	3			8	4			7	0	2	58
House on Small Lot (3,600 sq. ft.)	1		0		1	2	0	1		1	1	2	3			0	0			0	1	0	13
Apartment	0		6		0	1	0	5		1	0	0	0			0	2			0	0	0	15
Condominium	0		0		0	0	0	0		0	0	0	0			1	2			0	0	0	3
Manufactured	1		0		15	0	3	6		1	11	2	0			1	0			8	6	2	56
WHAT TYPE OF HOUSING WOULD YOU LIKE TO LIVE IN?																							
House on Large Lot (More than 10,000 sq. ft.)	8		4		6	16	5	5		16	4	3	7			7	6			5	11	4	107
House on Standard Lot (7,200 sq. ft.)	3		0		3	4	2	8		2	0	2	1			3	2			7	0	0	37
House on Small Lot (3,600 sq. ft.)	3		0		2	0	1	3		1	0	0	1			2	2			0	0	0	15
Apartment	0		2		0	0	0	0		0	2	0	0			1	0			0	0	0	5
Condominium	1		3		1	0	0	0		0	0	0	0			0	2			0	1	0	8
Manufactured Housing	3		0		10	0	1	0		0	5	2	0			0	1			7	1	0	30
QUESTIONNAIRES RETURNED	20		14		29	20	15	25		19	13	11	14			25	14			31	24	6	280

*Questionnaires were not distributed at these locations.

HOUSING ELEMENT QUESTIONNAIRE RESULTS

January and February 1989

Community	Anza	Cabazon	Glen Avon	Home Gardens	Homeland	Lakeland Village	Lead Valley	Mecca	Mira Loma	Murrieta	N. Elsinore	N. Palm Springs	Quail Valley	Ripley	Romoland	Rubidoux	Temecula	Thermal	Thousand Palms	Valle Vista	Wildomar	Miscellaneous	TOTAL
CONCERN																							
NEIGHBORHOOD IMPROVEMENT																							
Neighborhood Cleanup	13	*	11	*	14	11	14	13	*	6	5	7	14	*	*	21	6	*	*	18	18	4	175
Major House Repairs	1		3		3	2	4	11		0	3	1	0			6	3			5	7	0	49
Minor House Repairs	3		1		4	3	4	11		2	2	4	2			6	1			4	1	1	49
Neighborhood Improvement Energy/Weatherization of Homes	9		8		13	10	12	10		4	4	6	8			14	8			16	14	4	140
	4		6		5	1	3	14		3	4	1	2			3	3			2	6	1	58
HOUSING FINANCING																							
Loans for Housing Repair	14		6		11	10	6	1		2	2	4	7			15	2			9	6	2	97
Loans to Buy Housing	11		4		4	7	6	13		5	3	4	5			10	9			13	9	4	107
More Government Assistance for Housing	1		6		4	3	4	18		1	2	5	3			3	4			5	5	2	66
More Private Assistance for Housing	2		6		2	1	3	5		2	1	1	1			8	4			6	3	2	47
More Rental Assistance Programs	5		9		3	0	5	4		0	3	0	0			2	0			4	1	1	37
Limit Rent Increases	3		6		2	1	2	15		1	6	1	1			4	0			2	5	2	51
Limit Sales Prices of Homes	5		0		2	1	2	14		3	4	0	0			0	3			0	3	1	38
HOUSING STANDARDS																							
Require More Low Cost Housing in New Housing Projects	8		4		2	1	3	18		5	4	6	1			7	3			4	3	1	70
Permit Smaller Lot Sizes to Reduce Housing Costs	4		1		3	1	4	7		0	0	0	1			1	4			2	0	1	29
Require Landlords to Keep Units in Good Repair	5		11		14	5	4	18		2	6	4	9			13	5			15	8	4	123
Remove Unsafe Housing Units	6		6		15	4	13	11		4	2	3	8			8	3			13	10	3	109
Require More Energy Efficient Housing	2		5		2	5	5	10		1	2	1	2			3	6			3	6	1	54
Require Developers to Provide Open Areas for Parks	7		9		9	14	7	1		6	7	2	4			7	12			17	18	2	122

*Questionnaires were not distributed at these locations.

HOUSING ELEMENT QUESTIONNAIRE RESULTS

January and February 1989

HOUSING NEEDS		NEIGHBORHOOD IMPROVEMENT		HOW MUCH OF YOUR MONTHLY INCOME GOES TOWARD YOUR HOUSE PAYMENT OR RENT?	
Manufactured Housing	62	Neighborhood Cleanup	175	Less than 1/4	89
Apartments	55	Major House Repairs	49	1/4 - 1/2	41
Homes to Rent	96	Minor House Repairs	49	1/3 - 1/2	39
Homes to Buy	144	Neighborhood Improvement	140	More than 1/2	16
Condominiums	24	Energy/Weatherization of Homes	58		
HOUSING ADVICE		HOUSING FINANCING		WHAT TYPE OF HOUSING DO YOU LIVE IN NOW?	
Advice on How to Buy a House	79	Loans for Housing Repair	97	House on Large Lot (More than 10,000 sq.ft.)	84
Advice on Obtaining House Loans	93	Loans to Buy Housing	107	House on Standard Lot (7,200 sq.ft.)	58
Advice on Home Improvements	72	More Government Assistance for Housing	66	House on Small Lot (3,600 sq. ft.)	13
Advice on Energy Conservation	67	More Private Assistance for Housing	47	Apartment	15
Advice on Rent Mediation	29	More Rental Assistance Programs	37	Condominium	3
Advice on Anti-Discrimination Information	23	Limit Rent Increases	51	Manufactured Housing	56
		Limit Sales Prices of Homes	38		
SPECIAL HOUSING NEEDS		HOUSING STANDARDS		WHAT TYPE OF HOUSING WOULD YOU LIKE TO LIVE IN?	
First Time Buyers	114	Require More Low Cost Housing in New Housing Projects	70	House on Large Lot (More than 10,000 sq. ft.)	107
Farm Workers	18	Permit Smaller Lot Sizes to Reduce Housing Costs	29	House on Standard Lot (7,200 sq. ft.)	37
Single Parent Families	51	Require Landlords to Keep Units in Good Repair	123	House on Small Lot (3,600 sq. ft.)	15
The Elderly	100	Remove Unsafe Housing Units	109	Apartment	5
The Handicapped	36	Require More Energy Efficient Housing	54	Condominium	8
Lower Income Families	101	Require Developers to Provide Open Areas for Parks	122	Manufactured Housing	30
Large Families (5 or more people)	43				
Homeless	47				

APPENDIX D

FEDERAL, STATE, AND LOCAL HOUSING AGENCIES AND PROGRAMS

This appendix provides a partial list of Federal, State and local agencies that either administer or fund housing programs that affect or are implemented by the County of Riverside. A complete description of each program, including eligibility requirements, are on file with the County Housing Authority or County Department of Housing and Community Development, depending on implementing departments.

FEDERAL, STATE, AND LOCAL HOUSING AGENCIES AND PROGRAMS

- United States Department of Housing and Urban Development (HUD) and Farmers Home Administration (FmHA).

The U.S. Department of Housing and Urban Development and FmHA are federal agencies which administer a number of housing programs. The Department of Housing and Urban Development administer a variety of mortgage insurance, rent subsidy and loan programs aimed at helping communities provide affordable housing for low-, and moderate-income families through housing rehabilitation and new housing construction. Housing provided by these programs range from conventional single family housing and mobile homes to multi-family and cooperative housing.

The Farmers Home Administration, an agency of the U.S. Department of Agriculture, offers a number of programs which provide grants and low-cost loans to improve housing in rural areas.

The Housing Authority and the Department of Economic and Community Development are responsible for administering HUD and FmHA funded programs for the County.

- Housing Authority of the County of Riverside.

The Housing Authority of the County of Riverside was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938. The primary function of the Housing Authority is to assist low- and moderate-income families, including elderly and handicapped persons, by operating programs which provide safe, sanitary and decent housing at affordable costs.

The area of jurisdiction of the Housing Authority is the entire County of Riverside which includes incorporated and unincorporated areas.

- County Department of Economic and Community Development.

The County Department of Economic and Community Development is primarily responsible for implementing HUD's Community Development Block Grant (CDBG) program. The CDBG program was originally authorized and funded under Title I of the Federal Housing and Community Development Act of 1974 as amended by the Housing and Rural Recovery Act of 1983. The Department works in conjunction with

federal and state agencies such as HUD, FmHA and California Housing Finance Agency (CHFA) to promote and implement affordable housing in Riverside County. It also facilitates agricultural, industrial and commercial development opportunities.

- Department of Housing and Urban Development (HUD) Programs

Section 8 Housing Assistance Payments Programs

The Section 8 Programs provide assistance to low- and moderate-income families, elderly, and disabled persons by utilizing the existing rental housing stock in the County. Tenants pay no more than 30% of adjusted income on agreed upon rent to the landlord and the Housing Authority pays the remainder to the landlord. The combined rental payments cannot exceed the Fair Market Rents (or other limitations) established by the Department of Housing and Urban Development.

- . Section 8 Existing Housing - Each eligible family is issued a Certificate or Voucher which enables them to locate a dwelling of their choice. The Housing Authority inspects the dwelling to insure it is decent, safe, and sanitary, and negotiates the rent with the landlord.
- . Section 8 Moderate Rehabilitation - This program is designed to preserve the existing rental housing stock. The program does not provide financing for rehabilitation, instead, it guarantees Section 8 payments whenever eligible tenants reside in the project. The units must be placed on the Section 8 Program for a period of fifteen (15) years.
- . Section 8 Rental Rehabilitation - The landlord receives a matching grant from Community Development Block Grant funds to rehabilitate substandard units. The units must be placed on the Section 8 Program for at least one year, and the rent must be within the Section 8 Fair Market Rents.

HUD Section 202 Housing for the Elderly or Handicapped

HUD Section 202 provides long-term direct loans to private, nonprofit corporations and consumer cooperatives which are utilized to finance the construction or rehabilitation of rental or cooperative housing for elderly or handicapped persons.

HUD Section 312 Rehabilitation Loans

The intent of this program is to promote neighborhood revitalization by providing loans to property owners for the rehabilitation of residential, non-residential and mixed-use property in designated community development areas. The maximum loan limits for residential and non-residential properties are \$27,000 and \$100,000 respectively. Residential rehabilitation loans are available to property owners at three percent interest.

HUD Conventional Public Housing

The program provides rental assistance to low- and moderate-income families utilizing units owned and operated by the Housing Authority. Tenants pay no more than 30% of their adjusted income to the Housing Authority.

Urban Development Action Grants (UDAG)

This program is designed to assist severely distressed cities and urban counties by providing grant funding which will stimulate economic recovery. Cities and counties which do not qualify as distressed communities but which contain pockets of poverty may qualify for the program by meeting certain criteria. The grants are utilized by the city or the county to provide direct funding for economic development projects which will strengthen the economic, employment and tax bases of these jurisdictions.

Community Development Block Grants (CDBG)

The Community Development Block Grant program is HUD's primary means of providing community development assistance. Through the program, HUD provides 100% federal grants (with no matching requirement) to local governments for funding a wide range of housing and community development activities.

Although spending priorities are determined at the local level, the stated purpose of the law is to provide adequate housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income persons.

Specific objectives of the program include:

- . the elimination and prevention of slums and blights;
- . conservation of the existing housing stock;
- . elimination of conditions detrimental to health, safety, and the public welfare.

Specific programs administered under the CDBG program include the following:

- . **County of Riverside Housing Loan Program** - Riverside County has established a **housing loan fund** as a part of its CDBG program. Funding is available for providing housing loans to public agencies, private not-for-profit sponsors, limited dividend sponsors, or for-profit developers to assist in the development of new housing or the rehabilitation of existing housing for low- and moderate-income households in Riverside County.

The objective of the program is to provide "gap" financing for housing projects that will serve lower-income persons. These projects are projects which would not otherwise proceed without assistance. Financing can be provided at below market rate in amounts and terms necessary to make a project serving lower-

income persons financially feasible. The developer is required to provide the bulk of project financing (usually 50 to 90 percent) from non-CDBG sources.

Applicants must be able to demonstrate, in quantifiable terms, how the expenditure of CDBG funds will create or enhance housing opportunities for lower-income persons.

- Home Improvement Program (HIP) - This program provides low-interest loans to eligible low- and moderate-income homeowners for the purpose of repairing or rehabilitating their homes.

Loans are also available to owners of rental properties who are interested in bringing units up to a decent, safe and sanitary condition.

- Senior Home Repair Program - This program is available for elderly and handicapped low-income persons who own and occupy their homes. Minor repair work is provided in an effort to eliminate substandard living conditions and to preserve the existing stock.

- Mobile Home Repair Program - This program provides low-interest loans to eligible low- and moderate-income mobile home owners for the purpose of repairing their mobile homes.

- Self-Help Housing Program - The intent of this program is to provide home ownership opportunities for low-income families. Community Development Block Grant funds will be utilized for providing temporary financing of land acquisition, necessary site improvements and administrative costs associated with program development. Permanent financing will be provided by FmHA Section 502 loans. Administrative costs associated with program operations will come from FmHA Section 523 grant monies.

- ° Farmers Home Administration Programs (FmHA)

FmHA Section 502 Homeownership and Rehabilitation Loans

This program provides direct loans to individuals which may be used for the following purposes:

- construct, repair or purchase a dwelling unit.

- buy a site on which to place a dwelling unit which will be owner-occupied.

- provide necessary and adequate water and sewer facilities and other essential facilities.

provide weatherization.

The dwellings must be modest in size, design and cost and located in a rural area or community. Loans bear an interest rate based on the cost of money to FmHA and are repaid over a period of 33 years.

FmHA 514/516 Farm Labor Housing Loans and Grants

Through the provisions of this program, loans and grants are available for the construction, repair or purchase of housing which will be occupied by domestic farm laborers. Funding is also available for acquiring the land, providing the improvements on the land for the housing and developing related support facilities.

Farmers, farmers associations, state agencies, political subdivisions, non-profit organizations and non-profit corporations of farmworkers are eligible for funding. Loans are repaid over a maximum period of 33 years.

FmHA 515 Rural Rental Housing Loans

The objective of this program is to provide loans for construction or substantial rehabilitation of rental and cooperative housing for low- and moderate-income families, elderly or handicapped persons. The funds are available to public and private limited profit and nonprofit sponsors.

FmHA Section 523/524 Technical Assistance Grants for Self-Help Housing and Rural Housing Site Loans

Section 523 provides grants to public and non-profit groups to enable low-income rural residents to build their own homes. The houses are financed under FmHA's Section 502 program, with Section 523 providing monies to cover administrative costs.

Under the program, a group of families jointly contribute the needed home-building labor, hiring skilled help where necessary.

Self-help sponsors, public bodies, and private, non-profit organizations are also eligible to apply for Section 523 or 524 site loans to finance the purchase and development of building sites.

Sites financed with Section 523 loans can only be sold to self-help families. Sites financed with Section 524 loans must be sold to low- and moderate-income families who qualify for a FmHA loan or to non-profit organizations eligible for a rural rental or cooperative housing loan.

◦ California Department of Housing and Community Development (HCD)

APPENDIX E

FARMWORKER HOUSING NEEDS

This appendix presents a discussion of housing needs for resident and migrant farmworkers in Riverside County. Information about the areas and types of housing needs, and agencies involved with farmworker housing provide a basis for proposed County Housing programs to address the problem.

FARMWORKER HOUSING NEEDS IN RIVERSIDE COUNTY

A significant housing problem in Riverside County is the inadequate supply of low-cost housing for farmworkers. This often results in overpayment for housing expenses, overcrowded conditions, and residence in substandard housing. Several families may crowd into a single family structure, or structures not designed as residences such as sheds, barns, garages, and vehicles. Inadequate cooking and sanitary facilities may be used, resulting in unhealthful and unsafe living conditions.¹

Housing for farmworkers throughout the state of California has long been a difficult problem. Responsibility for providing housing for farmworkers originally lay with the growers that employed the workers. Housing generally consisted of small cabins, barracks and similar forms of shelter that in some cases were inferior in design and of substandard condition.² The inadequate living conditions of some farmworkers have become known to community organizations, churches, and government officials over the years, and Federal, State and local governments are becoming increasingly involved in identifying inadequacies and seeking solutions to these housing problems. Programs have been instituted by government agencies to alleviate living conditions of the rural poor. Also a number of non-profit, community based organizations have been formed over the years to help bring about improved farmworker housing.

The California State Department of Housing and Community Development found the farmworker housing situation to be of concern, and required that local jurisdictions address farmworker housing problems in the Housing Element of their General Plans.³

The purpose of this report is to provide background information, begin to investigate the magnitude of the farmworker housing problem in Riverside County, and identify specific geographical areas of need that will result in ongoing activities by the County to improve the farmworker housing situation.

FARMWORKER HOUSING

Agricultural Workers

In Riverside County, agriculture is the largest industry in terms of dollar value. The 1988 Riverside County Agricultural Crop and Livestock Report, for the first time, totals over one billion dollars. Leading agriculture economists agree that every dollar received by farmers in the county in 1988, had the financial impact of three times the amount. Therefore, \$1,184,000,300 becomes over 3.5 billion revenue generated into the total economy.⁴ There are three geographically distinct agricultural regions: the Alessandro District (Riverside/Corona and San Jacinto/Temecula Valley) ; the Coachella Valley; and the Palo Verde Valley. This industry provides employment for a significant portion of the County's population as well as workers from outside the County. State estimates of agricultural workers in Riverside County for 1988 indicated an annual average of 10,850 workers, with a high of 17,630 workers (including 11,040 seasonal workers) during the peak month of May.⁵ (See Table I)

Growers throughout the County have different labor requirements depending on the crops grown and the extent of mechanization. Some agricultural workers are needed on a year-round basis or frequently enough for them to retain or establish residency in the area. Seasonal workers are needed to supplement the resident farmworkers during harvest.⁶ For purposes of analysis, the Employment Development Department (EDD) characterizes the farm labor force in three major groups: 1) farmers and unpaid family members, 2) regular farmworkers, and 3) seasonal farmworkers.⁷

Farmers and Unpaid Family Members refer to small family farming operations. This group is steadily declining as large agri-businesses begin to dominate the industry and these people move into permanent farm employee status as managers, supervisors and mechanics, and away from the family-owned and operated farming ventures. State EDD estimated that there were about 800 farmers and family workers in Riverside County in 1988 compared with 1,300 in 1981 . These people are local residents of the area in which they work. The housing situation for this group is probably the best of the workers in the agriculture industry, and will therefore not be focused on in this paper.

Regular farmworkers are those employed by the same employer for 150 or more consecutive days. Despite increased mechanization, this group has remained about the same size due to increased production and the need for more skilled employees. State estimates for 1981 indicated that there were about 4,810 regular farmworkers in Riverside County. In 1988 there were 4,120 regular farmworkers . Regular farmworkers are local residents of the areas in which they work.

Seasonal farmworkers are defined as those workers who are employed less than 150 consecutive days by the same employer. Statewide, in 1988, seasonal workers comprised about 66.7 percent of the average annual number of all hired farm labor, the county portion was slightly larger at 70.9 percent, according to State EDD figures . In 1981, it

was estimated that monthly seasonal workers in Riverside County ranged between 2,070 (August) and 12,380 (June), with an annual average of 5,630. In 1988, the estimate for seasonal workers ranged between 2,330 (August) and 11,040 (May), with an annual average of 5,880. In general, the number of seasonal workers is increasing.

Seasonal farmworkers consist of local (resident) farmworkers and migratory farmworkers. Of the estimated 5,630 average monthly seasonal workers in 1981, 3,380 (60%) were local, within daily commuting distance of a primary residence in Riverside County or a nearby County (primarily Imperial County). These workers follow the crops in Riverside County and the nearby region, for example from the Coachella Valley to the Palo Verde Valley. About 1,490 workers (26.5%) had a primary residence outside of California, and follow the crops statewide, such as from the San Joaquin Valley to the Coachella Valley. The remaining 760 workers (13.5%) had a primary residence outside of California and follow the crops from state to state, as from the Rio Grande Valley in Texas to the Coachella Valley.

Housing Problems

Migrant farmworkers have major housing problems, according to the California Statewide Housing Plan, Phase I, August 1987.⁸ Farmworker housing problems are generally more severe for migrant workers compared with local workers, however in each case the problems center around affordability, substandard quality, and overcrowding. Regular farmworkers and local seasonal farmworkers have housing problems similar to other low-income people with respect to affordability. However, the need for housing in close proximity to work means that housing is needed in rural, agricultural areas rather than urban areas, as is often the case with other low-income groups. The principal housing options for regular and local seasonal farmworkers are family owned homes, private rental houses, apartments and mobile homes. The housing situation for these workers is a matter of real concern, as many are faced with substantial overpayment, overcrowding and substandard housing. As local residents of the areas in which they work, regular and local seasonal farmworkers have some advantage over migrant workers in obtaining housing, since they reside in the community most or all of the year. Availability of housing during peak harvest is particularly acute. Rural area housing markets find it difficult to handle a large increase in housing need, such as at peak harvest time.

Some workers establish a home base; the family stays in one location while the worker migrates. In this manner the family is certain of shelter and the worker is only concerned with shelter for himself as he follows the harvest. This method can be expensive since the farmworker is paying for housing at two locations.⁹ If the family migrates together they face the uncertain prospect of finding housing at each location. Of migrant farmworkers whose home base is in California, two of the more popular specific locations include the Coachella Valley and the Watsonville area.¹⁰ Both areas have very low vacancy rates, making the supply of available housing small.

Migrant farmworkers tend to pay a high percentage of their income for housing, although not as large a percentage as other low income households. This is partially the result of

lower costs in rural areas, employer-provided housing, and renting the lowest cost housing available.¹¹ The 1980 census shows that of all farmworkers counted, the median-income was \$11,725 compared with \$18,423 for all households. This data is not entirely accurate, in that farmworkers are underrepresented, but it is not known by how much. Low housing costs are not necessarily affordable when incomes are also low. It is possible for relatively low costs to constitute a high percentage of income, and this was true among low income farmworkers.¹² The low wages paid to farmworkers usually results in a high percentage of income being spent on housing.

Another problem that farmworkers have, is finding housing large enough to accommodate their families. Most farmworker families are above average in size. The 1980 census shows that 50.7 percent of farmworker families have four or more persons, compared to 26.7 percent of households statewide. Most rental units are small so overcrowding is common. "In fact, the migrant worker leaving his job is likely to go home to his family of five which is living with another family of five in a three-room apartment because he cannot afford the rent without doubling up."¹³

Farmworkers are much more mobile than other households according to the 1980 census. Farmworkers are not acceptable to many landlords because of their short stays, resulting in the landlord having to clean up more frequently between renters and other problems related to rapid turnover. The mobility of farmworkers is reflected in the fact that most are renters. They do have similar mobility patterns when farmworker renters are compared to other renters, and farmworker owners are compared to other owners.¹⁴ There are 65.9 percent of farmworkers that are renters compared to 44.1 percent of all households, according to the 1980 census.

Farmworkers for the most part, live in older housing. In 1980, 37 percent of farmworkers lived in units built before 1950, including 20 percent in units built before 1940.¹⁵

The Office of Migrant Services (OMS) centers provide housing for approximately 12,500 migrant farmworkers and their families, throughout the year, statewide. Unfortunately, Riverside County does not have an OMS center.¹⁶ There are several projects that are in the planning stage or proposal stage, but at this time, none are complete.

As of January 1, 1989, there were an estimated fourteen private farm labor camps in the unincorporated portions of Riverside County. Thirteen of these camps are in the Coachella Valley, none are in the Western part of Riverside County, and one is in the Palo Verde Valley. During the population recertification process for 1989, all camps were contacted concerning the number of residents living at the camp on January 1, 1989. Of the fourteen camps, ten returned the survey form. A total of 277 residents live at these camps. The residents include families of the workers.

According to 1980 census data 34.1 percent of farmworkers households are homeowners compared with 55.9 percent of households statewide. The low ownership rate among farmworkers reflects the low income status of most farmworkers, as well as their high mobility. Home purchase is generally not possible since income levels are not high enough

to qualify for mortgage loans. Farmworker households tend to be large, married couples, and families with children. These are normally characteristics associated with ownership, obviously, low-income outweighs the other characteristics.¹⁷

Current economic conditions have resulted in housing prices that are increasingly out of reach of low income farmworkers both for purchase and rental purposes. Despite an obvious housing market demand, it appears to be beyond the ability of housing developers to produce traditional housing affordable to low income groups within today's market constraints and costs of development. This is further complicated by the seasonal nature of a portion of the housing needs, since additional housing units, if constructed, would remain vacant during the off-season. This implies no income from the property for these months and presumably a financial loss for the owner - unless an extremely high rent were charged when occupied to make up for the loss. Given the low incomes earned for most migrant farmworkers, this is not realistic. In an atmosphere of high housing costs, it is clear that extreme measures must be taken if migrant farmworker housing is to improve. Cooperation between growers, builders and the County, and the use of State and Federal grants and subsidies is essential.¹⁸

Data Needs

The deplorable conditions under which many farmworkers live have been reported by the media, churches, community based organizations and farmworker support groups at various times over the years. Nevertheless, information about the magnitude and location of these housing problems in Riverside County is lacking. In order for the County to establish effective programs to bring about better housing conditions for farmworkers, it is essential that the problems be researched and understood much more thoroughly than is possible in this report. Documentation through accepted data sources is also essential for obtaining available State and Federal funding for farmworker housing assistance. Primary research involving actual field documentation is both expensive and time consuming. Therefore the County must depend on existing data as much as possible.

Three primary sources currently exist: the United States Census, Unemployment Insurance records, and information developed by the State Employment Development Department. Although these sources are useful, they do not provide a complete picture of Riverside County's farmworker housing problems, focusing instead on the quantification of the labor force. For example, the U.S. Census provides information based on a sample survey of workers in "agriculture and forestry" by census block without representing the seasonal influx of migrant workers. The U.S. Census information is quite specific to Riverside County and even small sub-regions of the County, but lacks the definitive labor-force categories of regular, seasonal and local versus migrant workers. The Unemployment Insurance data counts all of those people who had some agriculture-related work regardless of time spent at farm work, but the data isn't broken down by regions for the County's Alessandro, Coachella Valley and Palo Verde Valley districts.¹⁹ The Employment Development Department estimates the average number of jobs in agriculture, and from these estimates, the number of workers under various labor-force categories.²⁰ THE

Unemployment Insurance data shows that 44,430 people (not necessarily heads of households) did farm work at some time in 1980. The Employment Development Department data estimates that there were 18,720 jobs at peak season for Riverside County in 1981. The disparity in these figures is due less to time frames (1980 versus 1981) than in what the data sources are measuring. The Unemployment Insurance data may over count the number of farmworkers who are heads of households. The Employment Development Department data is not a head count of farmworkers seeking work, but rather an estimate of jobs available as reported by growers. Although it may understate the total number of people willing to do farm work, the Employment Development data is specific to Riverside County, is good in its attempt to quantify seasonal versus regular workers, and is the most useful of the three sources. All three of these data sources, while beneficial in describing the farmworker labor force, do not deal with housing problems per se. The numbers of units needed and the specific areas of need will require further research.

Precise data on the magnitude of the migrant farmworker housing problem proves illusive for the following reasons: the variable need for workers from year to year due to variation in crop production; the legal status of many workers' presence in the United States; the seasonal nature of agriculture industry; and the variation in point of origin for the migrant population (other counties, states, countries) at a given work region in Riverside County. The temporary nature of the seasonal housing need makes it hard to identify, and this is a major reason why migrant farmworkers housing problems have prevailed for decades.

Additional research and data collection should be undertaken by the County in each of the three major agricultural regions of the County. A thorough compilation of existing documents and studies should be undertaken. A surveyor housing inventory in agricultural producing regions should also be undertaken to obtain a more complete data base.

It is also essential that closer contact with the farmworker population be made in order to develop viable solutions to housing problems. This may best be achieved using existing community based organizations that deal directly with farmworkers.

In September 1986, AB 3628 (Chapter 1002) was signed into law. The legislation required the Department of Housing and Community Development (HCD) to conduct at least four hearings during 1987 to determine the need for migrant farmworker housing in the state and to determine the appropriate roles for the state and private sector in the provision of housing for migrant farmworkers in California.²¹ HCD scheduled four days of hearings in five areas, where farmworkers were known to live. Coachella was selected as the location in Southern California, and the hearing was conducted on March 23, 1987. The findings and recommendations of the five hearings are printed in Migrant Farmworker Housing in California, 1988 by HCD. The two chapters containing these topics are reprinted at the end of this appendix.

These activities should be part of an ongoing data collection program so that the County can respond to needs as they occur rather than after they become so deeply rooted. This program should involve an inventory of available temporary housing in the three major agricultural regions of County, careful analysis of estimated housing needs and

identification of solutions to correct housing inadequacies. The Housing Authority of the County of Riverside has recently contracted a study on farmworker housing needs in the western portion of the County. The scope of the study is intended to determine the location, type and number of housing units needed by farmworkers in western Riverside County. It will also identify potential sites for the construction of farmworker housing. At this time the study has not been completed. It is anticipated that it will be included in the Annual Housing Status Report.

GOVERNMENT INVOLVEMENT

During World War II the Bracero (guest worker) program was instituted to bring agricultural workers into California, since the war had seriously depleted the labor force. Many growers found that by providing housing on the farms they could attract workers more easily and have sufficient labor for their harvests. If housing was provided for seasonal workers it was primarily for single males. Year-round housing was mainly for families, thus migrating families had difficulty obtaining housing. Federal legislation terminated the bracero program in 1964. While the program was in effect, the housing was most frequently owned by farm employer associations. The associations not only would house the workers, but coordinate the workers between the various employers. After the program ended many of the associations dissolved. Many of the labor camps were allowed to fall into disrepair and were destroyed. Since 1970, it was reported, there has not been one major labor camp constructed.²² Over time, there has been a steady decline in the number of labor camps. At one time there were over 9,000 registered facilities, in 1986 there were only 1,067. It is estimated that 90 percent of these facilities house agricultural workers.²³ In recent years there has been no shortage of labor, and therefore less of an incentive for growers to make the expenditures necessary to build, maintain and manage farmworker housing to attract workers.²⁴

Over the years local governments have become increasingly more stringent in the application and enforcement of building codes.^{25 26} The intent is to improve housing conditions for farmworkers. In many instances, however, grower-provided housing found to be in violation of building codes is torn down or abandoned rather than rehabilitated. Government involvement in this way may actually deplete the existing supply of farmworkers housing (albeit substandard) without a commensurate increase in new housing. Increased code enforcement by building officials, high costs of construction, and the change in composition of the farm labor force from single men to families (making the old barracks style housing unsuitable) are among the underlying reasons why less and less housing is provided by growers. In fact since 1970 very little new construction of farmworker housing has been undertaken by growers.²⁷

The responsibility for providing low-cost housing in rural areas has therefore shifted from the growers to the government at Federal, State and local levels. New agencies and departments have evolved to deal with the housing problems of the rural poor.

In 1986 the federal Immigration Reform and Control Act of 1986 (IRCA) was enacted. By

December 1, 1987 more than 90,000 farmworkers had applied for legal status in California, according to the Immigration and Naturalization Service (INS).²⁸

Prior to IRCA, it was illegal for an undocumented worker to be employed in the United States, but it was not illegal for an employer to hire an undocumented worker. Now, an employer who knowingly or willingly hires undocumented workers can face civil and criminal penalties.²⁹

From June 1, 1987 to November 30, 1988 seasonal workers were able to seek legalization of their status provided they had worked a minimum of 90 days in agriculture field positions between May 1, 1985 and May 1, 1986. A national ceiling of 350,000 approvals was set on seasonal agriculture workers.³⁰

At this time, it is difficult to estimate the number of workers who will leave their agricultural positions to find other work once they have legal status. It is anticipated that many will leave agriculture, so a replenishment worker program will be established. This program is expected to begin in 1990 and run through 1993. Workers will be allowed to legally migrate from Mexico but on condition that they work in agriculture at least 90 days for each of the three years. A Guest Worker Program is currently available to employers who cannot recruit domestic workers up to the date work is to start. The employer must meet various conditions before the Secretary of Labor will allow the guest workers.

It is not anticipated that the number of migrant workers will decline substantially over the short and medium term. Long term effects cannot be determined at this time.

The housing situation in California will be effected by IRCA. Many undocumented workers have put up with deplorable living conditions because of fear of the INS and deportation. When they are no longer illegal workers, they will no longer have to put up with poor conditions just because they fear deportation. In the short term, the shortage of housing during peak harvest times is likely to be more evident. Pressure will likely increase for growers to correct housing and other substandard conditions on their property, and more families and single persons will seek housing in the regular housing stock of communities and small towns.³¹

Migrants who have returned previously to homes in Mexico each year, will be looking for new housing in their new country. Therefore, the long term need will be to provide permanent housing for these workers. Statewide, a significantly higher proportion of the agricultural labor supply will remain year-round, thus increasing the demand for housing.³²

Federal Level

The Farmers Home Administration (FmHA) under the United States Department of Agriculture is the primary funding source for rural housing at the Federal level. In 1988 California received over \$96 million for housing related programs. Programs are available

for individuals, private sponsors and local governments.

502 Home Ownership Loans are used to buy, construct or rehabilitate single family units and are one of the most widely used of the FmHA's rural housing credit funds. Unfortunately only moderate income families can afford homes under this program due to high housing costs in California. The County is currently administering this program.

504 Home Repair Loans and Grants can be obtained for rehabilitation of low income housing, including farmworker housing. Low income owner-occupants can qualify for loans to correct "conditions hazardous to the occupants' health and safety". Low income elderly can receive grants of lesser amounts for similar rehabilitation.

The 514/516 Farm Labor Housing Loan and Grant program is the only FmHA program designed specifically for farmworkers. These funds are usually used for construction of rental housing under the management of local housing authorities. Grants may be for as high as 90% of total project costs. An association of farmworkers can form a housing cooperative and be eligible for funding under Section 514/516. A portion of these funds are set aside to deal specifically with migrant farmworkers housing needs. This program is being utilized by Riverside County.

The 515 Multi-Family Housing program, although not designed specifically for farmworkers, can be used by all qualifying low income people. This program is usually administered by local housing authorities for rural rental housing and rural cooperatives. The County currently administers these funds.

523-524 Rural Housing Site Loans and Self-Help Technical Assistance Grants can be very useful for housing cooperatives and owner-builder or self-help efforts because they can be used for site-acquisition, pre-development activities, the hiring of technical staff and construction supervisors. The County is currently applying for funds to establish a self-help program in the Coachella Valley for 20 designated farmworker housing units.

533 Housing Preservation Grant program is fairly flexible and can be used for repair and rehabilitation. Up to 80 percent of the grant may be used for construction and 20 percent for administration. The grants are awarded annually.

The U.S. Department of Housing and Urban Development (HUD) is the central housing agency for the Federal Government with authorization in urban as well as rural areas, however, most HUD programs are urban oriented.

Title I Community Development Block Grant (CDBG) funds are broadly applied and could be quite useful for farmworker housing, as well as for improvement of public facilities such as community water and sewer systems, road improvements and flood facilities. CDBG funds can also be used for land acquisition, site clearance and rehabilitation. The County has used these funds for a variety of projects throughout the County, although not specifically for farmworker housing.

Section 8 of the Housing Act of 1974 is a rent subsidy program which guarantees the landlord full market rent yet assures affordability to low income people by making up the difference between a percentage of monthly earnings and the full market rent. This program is currently administered by the County and can be used by farmworkers. Unfortunately, migrant workers may lose their Section 8 status each time they move, complicating the search for decent housing.

State Level

The Division of Community Affairs under the California State Department of Housing and Community Development is the primary State agency with programs and activities important for farmworker housing.

The Pre-development Loan Fund provides seven percent loans to local government agencies and nonprofit corporations. The funds may be used for land purchase, engineering costs and additional planning expenses, water and sewer facilities and permits for low-cost housing to list a few eligible expenditures. Loans can be used in both rural and urban areas.

The Farmworker Housing Grant Fund provides up to 50 percent matching grants to local agencies and non-profit corporations for development and rehabilitation of low income housing for agricultural workers. The program receives an annual appropriation of \$2.5 million.

The Office of Migrant Services provides temporary housing assistance for migrant farmworkers and their families. Twenty-five (25) State-owned farmworker housing centers exist in California, none of which are in Riverside County. Assembly Bill 2580, signed into law September 30, 1984, would provide for a migrant farmworker service center in Riverside County, however to date, no project has been completed.

The Rural Development Assistance Program (RDAP) provides technical assistance to local governments, housing authorities and private developers in rural California. This assistance consists of RDAP working cooperatively with each entity to solve locally-identified housing, public facilities and economic problems. RDAP also seeks to build local capacity, so jurisdictions will have the ability to work independently to solve future problems. RDAP also administers the Rural Community Facilities Technical Assistance program. The Banning RDAP field office serves rural Riverside, San Bernardino and Imperial Counties.

The Department of Housing and Community Development inspects labor camps annually under the Employee Housing Act to ensure conformance with the Uniform Building Code. Lack of funding limits the thoroughness and effectiveness of these activities.

Under a Legislative directive, the Department of Housing and Community Development held hearings in five locations in 1987 to determine the need for migrant farmworker housing throughout the state. The findings and recommendations were published as Migrant Farmworker Housing In California, 1988. Excerpts are included at the end of

this appendix.

The following State programs apply to broader housing problems but may also be used for farmworkers:

- Community Development Block Grant Program
- Deferred Payment Rehabilitation Loan Program
- Special User Housing Rehabilitation Program
- Housing Assistance Program
- Senior Citizen Shared Housing Program
- Emergency Shelter Program
- California Self-Help Housing Program
- California Homeownership Assistance Program
- Rental Housing Construction Program
- Rural Communities Facilities Technical Assistance Program

Other Agencies Involved In Farmworker Housing

The California Housing Finance Agency sells tax-exempt bonds to provide financing for low- and moderate-income rental housing and cooperative multi-family housing. The CHFA is directed by the State Housing Plan to provide 20% of its financing towards rural housing needs.

The Rural Community Assistance Corporation is a non-profit organization functioning as an overall coordinating program for rural housing in California. The principal aim of the of the RCAC is to promote local agency involvement in cooperative housing, water and sewer projects, employment development through housing rehabilitation, and farmworker housing.

The California Rural Legal Assistance is a non-profit law firm providing legal assistance for rural low-income people including evictions and housing code violations.

The California Coalition for Rural Housing is a statewide membership organization that provides a political base for farmworker housing issues in California and has been responsible for many successful state bills.

Campesinos Unidos, Inc. was created to assist farmworkers on a local basis. Weatherization projects, rehabilitation and self-help construction (where people join together to build their own homes) are some of these activities.

La Cooperativa Campesona de California is a non-profit organization that engages in a variety of activities to further farmworker causes, including the commissioning of studies to document farmworker problems throughout the State.

The Coachella Valley Association of Governments supports low-cost housing issues and is involved in activities to further low-cost housing in the Coachella Valley. CVAG has

formed a housing coalition of local cities, County representatives and other organizations interested in promoting low-cost housing for farmworkers and service workers.

The Coachella Valley Housing Coalition, a non-profit organization, is actively promoting the farmworker housing issue.

The Indio Housing Development Corporation, is a non-profit corporation involved with the development of farmworker housing and farm labor camps.

County Government Activities

The County Housing Authority and Department of Economic and Community Development have been involved in the pursuit of funding to aid farmworker housing through the State and Federal programs listed above, and management of subsequent project completion. County departments and agencies should continue and increase their efforts toward obtaining available State and Federal funding for farmworker housing.

Additionally the County should expand its role in facilitating low-cost housing for farmworkers by identifying possible new solutions to these housing problems. As discussed previously, a more comprehensive effort to collect and analyze existing data related to farm work housing in Riverside County needs to be made. More effective solutions might be found by thorough research of underlying housing problems. Further research should be directed towards:

- Review of programs and solutions taken in other jurisdictions
- Specific areas of need within the three agricultural districts
- Quantification of the numbers of ill-housed farmworkers (both regular and seasonal workers)
- Quantification of units needed by type of unit such as single family residences apartments, mobile homes, labor camps.

The County should also establish better coordination of its efforts and sharing of information in support of farmworker housing, through cooperation among County departments and agencies; ongoing discussions with community-based organizations and farmworkers to better understand their housing needs; and meetings with the Coachella Valley Association of Governments Housing Committee, Southern California Association of Governments and other agencies involved with farmworker housing.

Land use regulations guide development throughout the County. The principal regulations are the County General Plan Land Use Element, Subdivision Ordinance No. 460, Land Use Ordinance No. 348 and County building codes. Further analysis of the County's General Plan needs to be made to ascertain whether development of additional farmworker housing in agricultural districts is impeded by the General Plan Land Use Element and Open Space and Conservation Map. The Land Use Element restricts housing density to low levels in rural and agricultural areas due to lack of sewer, water, roads, and other public facilities

and services. Restructuring of density restrictions in agricultural areas may be necessary. The State Subdivision Map Act largely dictates Ordinance No. 460 and limits the County's ability to change local land division regulations. However review of these ordinance regulations may yield possible changes that would facilitate farmworker housing in agricultural areas.

The County should maintain active correspondence with the California Coalition for Rural Housing to keep abreast of rural housing legislation. Unified support of Assembly and Senate Bills may make an important difference in the State legislative process. Also, ongoing contact with State representatives can be used to effectively draw attention to local farmworker housing needs.

COUNTY HOUSING ELEMENT UPDATE

The County is presently involved in updating the Housing Element of the Comprehensive General Plan. The Housing Element is the County's policy document for all housing-related departments. County housing programs and policies for farmworkers and other special needs groups should be reflected in this document.

As discussed previously, considerable initial research, data collection, and public meetings need to be undertaken before appropriate new solutions can be found for farmworker housing problems. It is important that these activities be formalized through specific Housing Element programs, in order that an ongoing County effort to develop concrete solutions can be assured.

FINDINGS AND RECOMMENDATIONS
FROM: MIGRANT FARMWORKER HOUSING IN CALIFORNIA,
DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT, 1988. A COMPLETE
COPY IS AVAILABLE AT THE
RIVERSIDE COUNTY PLANNING DEPARTMENT FOR REVIEW

CHAPTER II

FINDINGS

Based on the series of hearings conducted in March and April of 1987, on other materials submitted after the hearings, and on governmental and published data, the following findings are made:

1. A majority of migrant farmworkers who do not live in government-sponsored labor camps live in seriously substandard conditions. The most common of these conditions is severe overcrowding. Other common conditions are severe dilapidation of the housing unit, contaminated water supplies, and health hazards related to sewage disposal. Included among the shelter occupied by significant numbers of migrant farmworkers are buildings which are not intended for residential use, including garages, barns, and storage sheds. The nonresidential buildings which are used as housing typically lack plumbing and sanitary facilities and adequate heating equipment. Unsafe electrical wiring is typical. In addition, many migrants, including their families, are homeless for extensive periods while migrating, living in the fields, in cars, under bridges, and in other non-building locations.
2. These conditions are found consistently throughout the areas of the state which have significant numbers of seasonal agricultural production.
3. Seriously inadequate housing conditions are found extensively among both single migrant workers and migrant farmworker families.
4. Migrant farmworkers consider housing conditions to be a major problem for themselves. This is true of both migrant families and single workers. It is important to them to have housing in which they can protect their own health as well as that of their families. It is also important to them to have housing available which is affordable to their income levels.
5. Poor housing conditions are adverse to the health, education, and general welfare of the children of migrant farmworker families.
6. Migrant farmworkers are predominantly a low-income group. This reflects both low wages and instability of the work. Work is irregular and includes both part-week and part-day work during some seasons and in some crops and locations.
7. The private sector is not currently able, and is not expected to be in a position in the foreseeable future, to meet the housing needs of most migrant farmworkers and their families. The private sector includes growers, the owners of rental housing, commercial transient facilities (such as hotels and motels), and privately-funded nonprofit organizations.

The private rental market does not adequately serve migrant farmworkers for a combination of all of the following reasons:

- a. The number of migrants far exceeds the total vacant housing in many agricultural communities.

- b. Many rentals are not available to migrants. Many landlords are not willing to rent to migrants because of the limited length of time they will be there as well as because migrants tend to overcrowd units by doubling or tripling up in order to afford the rent. Especially in urban areas, major segments of the rental market are not available because migrants cannot meet credit check or related landlord acceptance factors or cannot afford to meet requirements such as deposits and first and last month's rent.
 - c. The continuing long-term trend is for growers to discontinue the provision of housing for migrants, and to institute or increase charges if they do provide housing. Difficult economic conditions for the agricultural industry, including overindebtedness and foreign competition, indicate that growers are not in a position to increase their financial commitment to providing housing for workers by developing new labor camps.
 - d. It is not financially feasible for investors to develop and maintain rental housing for use for only a part of the year by a typically large-family, low-income group.
- 8. The federal Immigration Reform and Control Act, together with other factors in the agricultural sector, may increase the stability of the agricultural work force and thereby reduce the number of migrant farmworkers. This would reduce the total volume of migrant farmworker housing need. This, however, is not expected to change the conditions described above to any marked degree in the short term for those who continue to be migratory workers. There also is no certainty that there will be any significant reduction in the number of migrant farmworkers.
 - 9. Migratory farm work is not confined to six months of the year in many areas of the state. There are unmet needs for adequate migrant farmworker housing in major agricultural areas which cannot be met by labor camps which are restricted to six months occupancy.
 - 10. There is specialization in the migrant work force. There is specialization both by task (pruning versus picking, for example) and by crop (cherries versus strawberries, for example). The reasons for the specialization relate both to the skills required for different tasks and to the wages paid for different tasks and in different crops. This specialization results in patterns of flow of workers which include interchange of workers between areas. An illustration of this is some workers from the Central Valley migrate to the Coachella Valley at the same time that some workers migrate the other direction.
 - 11. There are major problems both for the grower and the worker associated with grower-provided housing. On the grower side, there are maintenance problems and costs as well as administrative headaches. On the worker's side, the situation is inherently intimidating: lose your job and you lose your housing and no other housing may be available. Housing on ranches is also typically far from services. Pesticides, including spraying and groundwater contamination, can also be major problems both to the migrants and their families and to the growers. Correcting contamination of wells can be especially expensive for growers.
 - 12. Given the seriousness of the housing problems of most migrants, there is support from farmworkers for anything which would be an improvement,

even if it would not fully meet housing needs. Provision of public campgrounds for migrant farmworkers is supported as an improvement because: (1) it could meet the needs of those who wish to live on a camping basis or who can afford to travel in mobile housing; and (2) it could provide a safe environment, access to clean water for drinking and bathing, and access to cooking facilities for those who do not have these things now when they migrate.

13. The extent of local support for providing housing facilities for migrant farmworkers is one of complete contrasts. There are local governments in major agricultural areas which want to meet the needs of migrants, are doing what they can to do so, and are willing to provide zoning and other support for efforts by the State or others to provide housing in accessible areas. There are other local governments which are obstacles both to government and grower provision of housing for migrant farmworkers.

CHAPTER VII RECOMMENDATIONS

The most common recommendation made during the hearings was for additional OMS labor centers. Migrant farmworkers simply wanted more affordable housing, but they primarily supported government-sponsored housing because of their experiences with growers and private landlords. They expressed their desire for management they can take their complaints to without eviction, and management which is committed to maintaining the units and providing affordable rents.

Several housing authority and OMS center management officials made recommendations for changes in the OMS program. These included recommendations to change the budgeting procedures for repairs and to increase rents.

Officials in both Fresno and Merced proposed establishment of reserves toward rehabilitation.

"One of the housing authority's main problems in operating an OMS labor camp is there is no way to reward the efficient. We can't carry over money. We especially need a reserve toward rehabilitation." *Housing manager, County of Merced.*

The housing authority official from Fresno expressed the same view.

"The present system of the housing authority as management agent, preparing on an annual basis a list of repairs and then requesting funds from OMS to complete these repairs, is not the most expeditious way to protect the investment in OMS housing. Based upon good systems data, we know the building systems (roofs, etc.) all have a life span and their replacement should be budgeted for as a part of an operating budget and reserve. This allows for major replacements and repairs to be accomplished in a timely manner and not on a piecemeal or crisis basis. I would propose that the daily rental fees be increased to fund the project reserves." *Housing authority official, Fresno.*

Both officials supported rent increases. Both indicated the rents (\$133 to \$150 per month) either did not or barely covered utility costs.

A Merced manager indicated that because of the lack of sufficient insulation in the units, "the tenants use the stoves for heat when it is cold, and that is hard on utility bills." Another Merced manager testified that there is very little abuse of the units.

One witness in Visalia objected to the seniority system under which last year's tenants have first priority for units the next year. She felt this leads to a group of a few well-treated migrants while the others have little chance.

Most recommendations for other specific actions came from local government officials, nonprofit organization officials, and growers. The recommendations below are categorized by the entity which would have the most direct involvement in the specific action. All of the recommendations were made by one or more witnesses testifying at the hearings. The State response for follow-up is listed at the end of each category.

Local Government Role

- Authorize the use of the Low and Moderate Income Housing Funds of the redevelopment agencies in wealthy cities for migrant farmworker housing in other cities in the area.
- Finance housing authorities and local nonprofit corporations to provide migrant farmworker housing.

State Response:

- Sponsor legislation to require all redevelopment agencies to prepare a plan for the expenditure of Low and Moderate Income Housing Fund monies. If the monies are not expended in a timely manner in accordance with the plan, these special local housing funds would be transferred to local housing authorities or other public entities for the purpose of providing low-income housing.
- Sponsor legislation to amend current HCD local assistance programs to ensure that each program statute allows nonprofit sponsors to request reasonable administrative fees.

State Government Role

- Build additional OMS labor centers.
- Provide State-sponsored rental assistance.
- Provide State tax credit to induce development.
- Require local jurisdictions to zone affirmatively for farmworker housing.
- Condemn substandard labor camps.
- Establish use of Community Development Block Grant funds for migrant farmworker housing as a State priority.
- Conform State and federal building code requirements.
- Revise the regulations and procedures for OMS labor centers to allow year-round use, establishment of reserves for rehabilitation, increase in rents, provision of insulation, and open tenant selection.

State Response:

- Pursue legislative approval for the addition of one permanent full-time position for the OMS program to leverage approximately \$10 million annually in Farmers Home Administration (FmHA) funds for the construction of

new migrant labor housing units, as well as the rehabilitation of existing units.

- * Explore modifications in State tax policies to determine the feasibility of tax incentives for the provision of migrant farmworker housing.
- * Continue to implement SB 1937 (Petrís), Chapter 1495, Statutes of 1986, which does the following: (1) gives the Department of Housing and Community Development (HCD) the option of undertaking investigation and enforcement activities whenever a local jurisdiction with enforcement responsibilities fails to initiate corrective action; (2) requires HCD to adopt and make available prototype plans for several types of employee housing; (3) requires HCD to establish procedures and devote resources in surveying the state by July 1, 1989, in order to prosecute the most serious violators of the Employee Housing Act (EHA); (4) requires HCD to establish procedures to be followed in the event that employee housing is found to be overcrowded; (5) increases the penalties for EHA violations; and, (6) allows all collected fines and civil penalties to be payable to the primary enforcement agency.
- * Sponsor legislation to modify the Farm Labor Rehabilitation Loan Program in order to provide greater opportunity for rehabilitation and expansion of the existing housing supply for farmworkers.
- * Examine current OMS regulations and procedures to determine the feasibility and desirability of program modifications.

Federal Government Role

- * Stop the conversion of FmHA-subsidized housing to market-rate rents.
- * Revise OSHA regulations regarding the conversions of older motels for farmworker housing.

State Response:

- * In September 1987, the Governor signed SB 1473 (Petrís), Chapter 1383, Statutes of 1987, which requires owners of FmHA-subsidized housing to provide six months advance notice to tenants and local governments before federal subsidies are terminated and the units are converted to market-rate housing.
- * Sponsor legislation to permit redevelopment agencies to use Low and Moderate Income Housing Funds for the preservation of the affordability of units in publicly-

subsidized housing projects which would otherwise revert to market rate.

- Coordinate with the federal government to clarify federal regulations regarding the conversion of older motels for use as farmworker housing.
- In September 1987, the Governor signed AB 2531 (Jones), Chapter 1078, Statutes of 1987, which authorizes the conversion of functionally and economically obsolete motels to affordable housing units for very low-income persons under HCD's Special User Housing Rehabilitation Program. The bill, sponsored by HCD, will allow these facilities to be converted to small, permanent rental units which would be affordable to very low-income households such as farmworker families.

Private Sector Role

- Make it possible for migrant farmworkers to qualify for financial credit to purchase movable housing.

State Response:

- HCD will meet with interested parties, including nonprofit organizations, grower organizations, government officials, and private sector individuals to meet on a regular basis to discuss future actions needed to ensure the provision of adequate housing for migrant farmworkers in the state.

NOTES

1. "Housing Options For The Working Poor" seminar sponsored by the California Coalition for Rural Housing Project, Coachella Valley Association of Governments, Coachella Valley Housing Coalition.
2. Ibid.
3. Government Code, Article 10.6 Sections 65583(a)(6) and 65584(a).
4. Riverside County Agricultural Crop and Livestock Report, 1988.
5. Employment Development Department Agricultural Workers by Type of Worker Report 881-M (1987-1988).
6. California Hired Farmworkers, Phil L. Martin, Chris Groerger, John Mamer: University of California Davis Staff Members. For La Cooperativa Compesina de California, Page 10.
7. A Look At Farmworker Housing In California. June 1980, University of California, Davis. Page 1.
8. California Statewide Housing Plan, Phase I, August 1987, Page 117.
9. Migrant Farmworker Housing in California, State of California, Department of Housing and Community Development, 1988, Page 32.
10. Ibid, Page 33.
11. California Statewide Housing Plan, Phase I, Page 116.
12. Ibid.
13. Migrant Farmworker Housing in California, Page 24.
14. California Statewide Housing Plan, Phase I, Page 115.
15. Ibid.
16. Migrant Farmworker Housing in California, Page 16.
17. California Statewide Housing Plan, Phase I, Page 113.
18. "Housing Options For The Working Poor".

19. California's Hired Farmworkers, Page 10.
20. A Look At Farmworker Housing In California, Pages 1 and 2.
21. Migrant Farmworker Housing in California, Page 1.
22. Migrant Farmworker Housing in California, Page 17.
23. Ibid, Page 17-18.
24. A Look At Farmworker Housing In California, Page B.
25. Margaret Rice, Housing Specialist Consultant to Community Development Department.
26. "Housing Options For The Working Poor"
27. A Look At Farmworker Housing In California, Page 13.
28. Migrant Farmworker Housing in California, Page 36.
29. Ibid.
30. Ibid.
31. Ibid, Page 39.
32. Ibid.

TABLE I

RIVERSIDE COUNTYAgricultural Employment by Type of Worker
Midmonth Estimates 1988

Year & Month		Total	Farmers & Unpaid Family	Total	Hired Regular	Workers Seasonal
1988	Jan	14,000	850	13,150	4,300	8,850
	Feb	11,410	1,400	10,010	5,270	4,740
	Mar	7,430	360	7,070	3,520	3,550
	Apr	16,970	1,470	15,500	6,290	9,210
	May	17,630	1,360	16,270	5,230	11,040
	Jun	17,400	1,350	16,050	5,150	10,900
	Jul	5,670	250	5,420	2,840	2,580
	Aug	5,360	250	5,110	2,780	2,330
	Sep	6,850	270	6,580	3,120	3,460
	Oct	7,200	340	6,860	2,880	3,980
	Nov	7,350	330	7,020	2,800	4,220
	Dec	13,040	1,430	11,610	5,860	5,750
Annual Avg.		10,850	800	10,050	4,120	5,880

Source: Report 881-M, Agricultural Employment Estimates, 1987 and 1988
California State Employment Development Department.

ALTERNATIVE AND HIGH DENSITY HOUSING FORMS PERMITTED IN RIVERSIDE COUNTY RURAL AND AGRICULTURAL ZONES

Zone	Definition	Farm Labor Camps	Mobile home Parks	Recreational Vehicle Parks	Campgrounds	Motels and Hotels
A-1	Light Agriculture	Permitted	Not permitted (1 additional mobile-home per 10 acres is permitted at a maximum of 4 per farm)	Not Permitted	Not Permitted	Not Permitted
A-2	Heavy Agriculture	Permitted	Not permitted (1 additional mobile-homes per 10 acres is permitted at a maximum of 4 per farm)	Not Permitted	Not Permitted	Not Permitted
A-P	Light Agriculture with Poultry	Not Permitted	Not permitted (however 1 mobile-home per 10 acres is permitted for a maximum of 2 mobile homes)	Not Permitted	Not Permitted	Not Permitted
R-A	Residential Agricultural	Not Permitted	Not permitted (however 1 mobile-home per 10 acres is permitted at a maximum of 2 mobile homes)	Not Permitted	Not Permitted	Not Permitted
R-R	Rural Residential	Permitted (Under A-1 Zone Uses)	Permitted	Permitted	Permitted	Permitted
N-A	Natural Assets	Permitted	Not Permitted	Permitted	Permitted	(Resort Homes)
W-1	Watercourse, Watershed & Conservation Areas	Not Permitted	Not Permitted	Permitted	Permitted	Not Permitted
W-2	Controlled Development Areas	Permitted (Under A-1 Zone Uses)	Permitted	Permitted	Permitted	Not Permitted

APPENDIX F

REDEVELOPMENT PROJECT AREAS

This appendix contains a list of adopted Redevelopment Areas with the year of their adoption.

REDEVELOPMENT PROJECT AREAS

Community	Supervisory District	Year Adopted	Ordinance Number	Redevelopment Agency Resolution Number
Calimesa	5	1986	639	86-24
East Blythe	4	1986	638	86-23
Garnet	3	1986	637	86-22
Highgrove	5	1986	639	86-24
Home Gardens	1	1986	635	86-20
Homeland	3	1986	637	86-22
Lakeview	5	1986	639	86-24
Mead Valley	5	1986	639	86-24
Mecca	4	1986	638	86-23
Mira Loma	2	1986	636	86-21
Murrieta	1	1986	635	86-20
North Shore	4	1986	638	86-23
Palm Desert	4	1986	638	86-23
Ripley	4	1986	638	86-23
Romoland	5	1986	639	86-24
Thermal	4	1986	638	86-23
Thousand Palms	4	1986	638	86-23
West Garnet	3	1986	637	86-22
Winchester	3	1986	637	86-22
Valle Vista	3	1986	637	86-22
Desert Center *	4	1987	647	87-23
Glen Avon *	2	1987	645	87-21
Mead Valley	5	1987	648	87-20
North Hemet *	3	1987	646	87-22
Rubidoux *	2	1987	645	87-21
Temecula	1	1988	658	88-11
Airports	1-5	1988	688	88-25
Rubidoux	2	1989	675	89-27
Pedley	2	1989	675	89-27
Mead Valley	5	1989	677	89-31
Cabazon	3	1989	676	89-29
Mira Loma	2	pending		
Idyllwild	5	pending		

* Eminent Domain - excludes owner occupied

Source: Riverside County Planning Department, August 1989.

APPENDIX G

DEPARTMENT OF COMMUNITY ACTION NEEDS ASSESSMENT

This appendix contains the Housing Chapter of the County of Riverside's Needs Assessment Report - 1988 prepared by the Department of Community Action. A complete copy of the Needs Assessment Report - 1988 is available at that department.

EMERGENCY SHELTER RESOURCES

COURTESY OF THE VOLUNTEER CENTER OF RIVERSIDE
2060 UNIVERSITY AVENUE
RIVERSIDE, CALIF. 92507
714-686-HELP

Genesis House	785-4525
Shelter for families, women 28 beds 9646 Magnolia Avenue, Riverside, 92503	
I Care Shelter Home	354-2273
Shelter for families, women, approx. 40 beds 4065 Van Buren Blvd. Riv., 92509	
New Life Crusade	682-2611
Shelter for men, approx. 30 beds. 3520 Vine Street, Riverside	
Nightingale Manor-Catholic Charities	619-325-9566
Shelter for families, women, approx. 16 beds. 190 E. Palm Canyon, Suite F, Palm Springs, CA 92264	
Coachella Valley Rescue Mission	619-347-3512
Shelter for men, women, families, approx. 54 beds. 47518 Van Buren, Indio	
Salvation Army	682-1974
Motel vouchers, families priority. 3902 University Ave. Riverside Emergency vouchers through Riverside Police Dept. after hours.	
Lutheran Social Services	784-2273
Motel vouchers, families priority. 4725 Brockton Avenue, Riverside	
St. Vincent de Paul	787-8483
Motel vouchers. 2379 Pennsylvania Avenue, Riverside	
Queen of Angels	689-5089
Motel vouchers. 4828 Jones Avenue, Riverside	
St. Edward's	737-6432
605 W. Fifth Street, Corona	
ACDO (Awareness for Community Development)	242-9992
Homeless mentally ill, approx. 6 beds. 11541 Kitching, Moreno Valley	
RCCADV	683-0829
Shelter for battered women.	

B. NEEDS ASSESSMENT - STATISTICAL PROFILE SUMMARY

Housing

- The DCA's needs assessment indicates that 65% of low income households use more than half of their income for housing.
- Since 1980 there has been a 70% decrease in federally assisted housing funds to help low income populations.
- In 1985 only 4 million of the 35 million eligible households received federal assistance for housing.
- In 1985, nationally, more than 8 million low income renters were in the market for 4.2 million affordable rental units. This gap is 120% higher than in 1980.

C. COORDINATION OF HOMELESS AND GAIN FUNDS

1. HOMELESS PROGRAMS

The Department maintains membership on the FEMA Local Board as well as an emergency shelter network, and an emergency food providers network. Agencies involved in this network and to whom referrals are made include:

County/City

Department of Public Social Services
Office on Aging
Economic and Community Development Dept.
Community Relations
Health Department
Mental Health Department
Sheriff Department
Police Departments

Private non-profit

I CARE Inc.
Lutheran Social Services
Catholic Charities
Our House
Salvation Army
Sacred Heart Church
Queen of Angeles Church
Casa Blanca Home of
Neighborly Services
St. Vincent de Paul
H.E.L.P.
Survive Food Bank
F.I.N.D.
New Life Crusade
Temple Bethel El
Volunteer Center
AFL/CIO
American Red Cross

The DCA also serves as staff to the FEMA Local Board and CSBG funding will help defray costs associated with coordinating FEMA emergency food and shelter services. Approximately \$400,000 will be allocated to local recipient organizations to provide in excess of 150,000 meals and 20,000 nights of lodging to the homeless during the course of the next year. In addition to conducting procurements and to allocating funds, the Department will monitor organizations receiving the following types of homeless funds:

- Community Development Block Grant
- Emergency Shelter Grant Program Fund
- Emergency Shelter Program
- Community Service Block Grant
- Emergency Community Service Homeless Grant Program

This will ensure overall coordination of homeless resources and that services are being provided efficiently among the network.

2. PROGRAM GOALS AND STRATEGIES

a. Administrative Support

Goal: Provide administrative leadership and oversight to all agency programs and activities to ensure that they meet funding source requirements and emphasize innovative, coordinated and cost-effective efforts toward addressing the causes and effects of poverty.

Strategies: Advocacy, community outreach, coordination with public and private groups, fiscal and operations activities.

Standards of Effectiveness: 1, 2, 3, 4, 5 and 6.

b. HOUSING PROGRAM

◦ Homeless Loan Fund

Goal 1: Enable homeless people to secure permanent housing through the provision of a loan.

Strategies: Coordination with public, private groups, direct or indirect service delivery.

Standards of Effectiveness: 4 and 5.

◦ Low Income Rental Assistance Program

Goal 2: To assist the Federal Emergency Management Agency (FEMA) network in preventing low income families from being evicted from their rental units.

Strategies: Community outreach, project coordination, indirect service delivery, information and referral.

Standards of Effectiveness: 1, 2, 4 and 5.

- Emergency Shelter Assistance Program

Goal 3: Coordinate with local groups to provide emergency shelter assistance for the homeless.

Strategies: Advocacy, community outreach, project coordination, indirect service delivery.

Standards of Effectiveness: 1 and 4.

- Las Casas II

Goal 4: Work with a private non-profit housing corporation to develop 50 units of low income subsidized housing for large families.

Strategies: Public and private coordination, advocacy, indirect service delivery.

Standards of Effectiveness: 1, 4, and 5.

- Carver Tract Project

Goal 5: Work with a private non-profit housing corporation to develop a potable water system for a low-income housing tract.

Strategies: Public and private coordination.

Standards of Effectiveness: 1, 3, and 5.

3. SCOPE AND MAGNITUDE OF PROBLEMS

The Needs Assessment Instrument identified 18 different types of programs and services thought to be needed by the low income community. Respondents ranked these services in the following order of priority from (highest to lowest).

- | | |
|------------------------------------|--------------------------------|
| 1. Housing | 10. Transportation |
| 2. Education | 11. Youth development programs |
| 3. Child care | 12. Family planning |
| 4. Health | 13. Senior citizen programs |
| 5. Employment | 14. Legal aid |
| 6. Financial assistance | 15. Mental health services |
| 7. Emergency food and shelter | 16. Leadership opportunities |
| 8. Utility assistance | 17. Recreation services |
| 9. Alcohol and drug abuse programs | 18. Custodial services |

Housing

As has been the case for the last several years housing emerges as the greatest need with 45% of respondents ranking it as a major priority. Specifically the data indicates that 42% of respondents felt that the lack of low cost single family housing was the most serious housing problem, while 23% thought income to secure housing was the most serious problem and 18% felt that the lack of affordable rental units was most serious.

The severity of the problem is underscored when looking at another survey finding in which 65% of survey respondents reported that they used more than 50% of their income for housing. 53% of respondents were renters, and 21% owned their own homes. Only 17% received any type of housing subsidy. There was overwhelming agreement that the most serious housing problems are experienced by large families. This may be due to the cost of housing for larger families as well as the lack of availability of suitable housing. While discrimination arose as an issue four years ago it was not as large an issue in this year's survey. This may be due to the establishment of the Fair Housing program which the DCA helped to institute two years ago.

The 1984 survey pointed out that most respondents felt that community organizations were most interested in solving housing problems and providing housing services to the poor. Further, they felt that more housing could be provided for the poor if community organizations had access to money and staff with federal housing program experience. The Coachella Valley Housing Coalition incorporated by the DCA four years ago, is an excellent example of this model. It has brought over 100 rental units and single family housing units to the Coachella Valley as well as provided for home repair programs.

In summary, the DCA's Needs Assessment indicates that housing continues to be an extremely serious problem in spite attempts to remediate it over the last several years. In addition:

- The lack of affordable housing is a problem for every group served without exception.
- Large families seem to experience the greatest housing problems and programs which serve them should receive priority, closely followed by housing programs for the elderly and special assistance for single parents.
- More subsidized housing is desperately needed. In addition to the results of this needs assessment, it should also be noted that several thousand people are waiting for subsidized housing currently and the Housing Authority has not been registering people for some time because of the length of the waiting list.
- Homelessness, especially among families continues to grow, primarily because of the lack of affordable housing. Additional emergency shelters are needed in different locations in the County as well as more transitional housing projects. Converting existing homes for use as shelters appears to be one of the most feasible and cost effective methods of serving the homeless.
- A community organization such as the Coachella Valley Housing Coalition should be established to serve the western end of the County with the purpose of increasing affordable housing stock.

APPENDIX H

HOUSING ASSISTANCE PLAN

This appendix contains the Housing Assistance Plan (HAP) of the Riverside County Department of Economic and Community Development. This plan covers all of Riverside County except the cities of Riverside, Moreno Valley and Palm Springs.

The HAP is for the period of October 1, 1988 to September 30, 1991.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

Riverside Urban County

2. GRANT NUMBER

B - 8 9 - U C - 0 6 - 0 5 0 6

3. PERIOD OF APPLICABILITY

FROM: October 1, 1988 to: September 30, 1991

4. DATE OF SUBMISSION

4a.

☒ Original ☐ Revision ☐ Amendment

5. HUD APPROVAL

(Signature of Authorized Official)

(Date)

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

	TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR REHAB		
		OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		VACANT UNITS
						Total	Lower Income	
		A	B	C	D	E	F	G
6	Owner	179,099	11,088	12,252	757	7,768	3,546	210
7	Renter	73,223	9,051	4,947	611	3,418	1,228	383

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		H	I	J	K
8	Very Low Income	4,060	8,403	1,822	14,285
9	Percent	28.4 %	58.8 %	12.8 %	100%
10	Other Lower Income	1,611	6,243	1,801	9,655
11	ETR	0	2,749	680	3,429
12	To be Displaced	15	29	50	94
	Total	5,686	17,424	4,353	27,463
	Percent	20.7 %	63.4 %	15.9 %	100%

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

		REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS	HOME IMPROVEMENTS
		L	M	N	O
15	Owner	2,517	583	0	8,133
16	Renter	811	1,319	0	198

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

17	Owner	2,517	583	0	8,133
18	Renter	811	1,319	0	198

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		P	Q	R	S
19	Households to be Assisted	769	1525	330	2624
20	Percent	29 %	58 %	13 %	100%

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		T	U	V	W
1	Households to be Assisted	769	1,525	330	2,624

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

NEW	REHAB	EXISTING
2,624	2,624	2,624

☐ Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

Attach map identifying the general locations of proposed assisted housing.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM**

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

Riverside Urban County

2. GRANT NUMBER

B - 8 9 - U C - 0 6 - 0 5 0

3. PERIOD OF APPLICABILITY

FROM: 10/01/88 TO: 9/30/89

4.

☒ Original ☐ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION

☐ 1 ☐ 2 ☐ 3

6. HUD APPROVAL

(Signature of Authorized Official)

(Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved

are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any:)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT

List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.

HUD

UNITS TO BE ASSISTED

LOWER INCOME HOUSEHOLDS TO BE ASSISTED

NUMBER OF UNITS

HOUSING TYPE

ELDERLY

SMALL FAMILY

LARGE FAMILY

TOTAL

A

B

C

D

E

F

G

H

RENTER GOALS

Housing Authority - Public Housing (Conventional)

X

148

New
Rental

0

107

41

148

Section 8 Existing (New Certificates)

X

162

Rental

21

121

20

162

Moderate Rehabilitation

X

173

Rental

35

106

32

173

Section 8 Vouchers

X

225

Rental

45

156

24

225

Section 202

X

168

Rental

168

0

0

168

Rental Rehabilitation Program

X

62

Rehab

11

44

7

62

Caltrans Rental Replenishment Program

7

New
Rental

0

3

4

7

Migrant Housing Service Program - State

100

New
Rental

0

12

88

100

Farmers Home Administration 515 Rural Rental
Housing Loan Program

384

New
Rental

230

86

68

384

Farmers Home Administration 514/516 Farm Labor

100

New
Rental

0

0

100

100

Multi-Family Revenue Bond Program

105

Rental

31

54

20

105

Phoenix House Residential Facility

X

10

N/C

10

0

0

10

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

2. GRANT NUMBER

B - 8 9 - U C - 0 6 - 0 5 0

3. PERIOD OF APPLICABILITY

FROM: 10/01/88 TO: 9/30/89

4.

☒ Original ☐ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION

☒ 1 ☐ 2 ☐ 3

6.

HUD APPROVAL

(Signature of Authorized Official)

(Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved _____ are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any: _____)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT <i>List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.</i>	HUD	UNITS TO BE ASSISTED		LOWER INCOME HOUSEHOLDS TO BE ASSISTED			
		NUMBER OF UNITS	HOUSING TYPE	ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
A	B	C	D	E	F	G	H
<u>OWNER GOALS</u>							
Farmers Home Administration 502 Homeownership Program		77	N/C	9	14	54	77
Farmers Home Administration 523/524 Self Help Housing Program		20	N/C	0	0	20	20
Farmers Home Administration (504) Home Repair Program		4	Rehab	4	0	0	4
Home Improvement Program	X	84	Rehab	21	28	35	84
Senior Home Repair Program	X	5,255	Lm.Rehab	5,255	0	0	5,255
Mobile Home Repair Program	X	8	Rehab	5	2	1	8
Infill Housing Program	X	15	N/C	0	3	12	15
Housing Loan Fund Program	X	200	N/C	100	50	50	200
California Housing Finance AGENCY (CHFA)		55	N/C	0	20	35	55
Single-Family Revenue Bond Program (First Time Buyers)		61	N/C	0	30	31	61
Low-Income Weatherization Program		600	Lm.Rehab	150	180	270	600
Southern California Gas Low Income Weatherization Program		350	Lm.Rehab	87	105	158	350

HOUSING ASSISTANCE PLAN NARRATIVE

HOUSING STOCK CONDITIONS

Information provided by the Southern California Association of Governments (SCAG) was used in preparation of tables indicating standard and substandard units by tenure type. The section estimating the number of units suitable for rehabilitation was calculated by computing the ratio of substandard units to units suitable for rehabilitation in the last approved Housing Assistance Plan (HAP). Based on that standard, estimates are as follows:

<u>Owner</u>	Substandard	12,252(
			63.4%
	Suitable for Rehabilitation	7,768(

<u>Renter</u>	Substandard	4,947(
			69.1%
	Suitable for Rehabilitation	3,418(

<u>Vacant Owner</u>	Substandard	757(
			27.7%
	Suitable for Rehabilitation	210(

<u>Vacant Renter</u>	Substandard	611(
			62.6%
	Suitable for Rehabilitation	383(

Standards of Housing Quality

It is advisable to discuss the importance of quality and adequacy in assessing the housing situation in the County. First, it is important to define standards of housing quality which include both physical soundness of a housing unit and adequacy for its occupants. A house could be structural sound without being adequate, for example, while an unsound house would be inadequate in all cases.

A variety of planning agencies adhere to the standards of structural quality established in the 1980 Federal Census which define a sound unit as one which provides safe and adequate shelter and will continue to do so with normal maintenance. Any slight defects that occur could be corrected in the course of regular maintenance without abnormal outlays of time and money. According to the Census: "Deteriorating housing needs more repair than would be provided in the course of regular maintenance. It has one or more defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter". If defects require extensive and costly repair, the unit may be considered substandard and in some cases should be demolished. Substandard housing, however, refers only to physical soundness of units and does not discriminate between deteriorating and dilapidated housing. It also includes those units that are statistically over-crowded; i.e. more than 2 occupants per bedroom.

Substandard housing also includes that which does not conform to local building codes, is not adequate to the occupants needs, costs more than 30% of

the occupants income, and does not meet HUD Section 8 existing Housing Quality Standards. According to these estimates 6-7% of the total housing stock is substandard. It should be noted that these estimates do not refer to total adequacy, however. It should also be noted that estimates from HUD for SCAG used in developing tables includes a much more restrictive definition of substandard.

Substandard Units Suitable for Rehabilitation

Substandard units suitable for rehabilitation are those units that are or can be made structurally sound and acceptable within community standards for a cost of not more than 90% of the projected market value after rehabilitation. Given the ratio explained earlier from the last approved HAP, approximately 63.4% of the substandard housing units are suitable for rehabilitation.

Substandard Suitable for Rehabilitation Units Occupied by Lower Income Owners & Renters

The 1988 Section 8 lower income limits by household size were as follows:

<u>HOUSEHOLD SIZE</u>	<u>INCOME</u>
1	\$17,000
2	\$19,400
3	\$21,800
4	\$24,250
5	\$25,750
6	\$27,300
7	\$28,800
8	\$30,300

To achieve consistency with available census data, household size was separated into four categories and income limits were averaged within each category. The resulting distribution is:

<u>HOUSEHOLD SIZE</u>	<u>INCOME</u>
1	\$17,000
2	\$19,400
3/4	\$23,025
5 or more	\$28,038

Then, the number of lower income owner and renter households occupying substandard housing was interpolated, for each household size/income level cell. Adjustments were made to maintain consistency with other estimates, including the last HAP statistics. Application of these ratios to the adjusted bases produced the following estimate of substandard units suitable for rehabilitation occupied by lower income households:

	<u>TOTAL LOWER INCOME SUBSTANDARD UNITS</u>	<u>RATIO OF SUITABLE SUBSTANDARD</u>	<u>TOTAL LOW INCOME UNITS SUITABLE FOR REHABILITATION</u>
Owner	5,594	<u>63.4</u> 100	3,546
Rental	1,775	<u>69.2</u> 100	1,228

Expected to Reside

The total number of households Expected to Reside (ETR) for Riverside County is projected at 3,429. This figure was provided by Economic and Market Analyst staff of the U.S. Department of Housing and Urban Development.

Low and Moderate Income Households to be Displaced:

There will be 94 low and moderate income families displaced by private or public actions. There is no anticipated measurable impact on low and moderate tenants from condominium or cooperative conversion projects.

Due to Private Action: 93 (Shopping Center Expansion)

Due to Public Action: 1 (Development of a Park)

Lower Income Minority Households by Tenure Type

Information from the 1980 Census does not provide specific estimates of the low income minority households in substandard housing. Previous data from the last approved HAP was correlated with known census information, including special census figures used by Riverside County Planning Department to obtain the following estimates of low income minority household living in substandard housing by ethnic type and tenure type:

BLACK	Renter	1,625	American Indian	Renter	101
	Owner	784		Owner	49
HISPANIC	Renter	5,482	Asian	Renter	143
	Owner	1,915		Owner	72
SINGLE PARENT	Renter	6,890	Other Minority	Renter	212
	Owner	2,765	Groups	Owner	87

Housing needs of other minority classifications will be considered in the development of housing programs, however, there is no data available from which to make estimates of minority classifications by tenure type. The last approved HAP made estimates of Black, Hispanic, and Single Parent (mother) households by family size. The 1980 Census does distribute population by ethnic type but makes no correlation between minority classifications and housing needs. It was therefore assumed that the arithmetical difference between 100% of the last HAP classification "all minorities" and the total of Black and Hispanic household (93.65%) represent the total for minorities. This methodology was also used in making estimates of needs for assistance to renters.

Lower Income Minority Households Needing Rental Assistance

The 1980 Census was broken down by County Racial and Ethnic Distribution. However, breakouts for minority households needing rental assistance by ethnic composition are not currently available. For those estimates, 1978 Special Census estimates were used and updated to reflect population estimates for 1980. Since there is no evidence to suggest that the racial mix has altered significantly, we applied the estimates from the last HAP to the 1980 Census figures supplied by SCAG and the ethnic composition figures from the County's Housing Authority waiting list to obtain the following distribution:

	<u>ELDERLY</u>	<u>SMALL FAMILY</u>	<u>LARGE FAMILY</u>	<u>TOTAL</u>
Total Minority Households:	1,212	3,794	2,557	7,563
To be Displaced:	8	15	27	50
Black Households:	317	913	395	1,625
To be Displaced:	5	11	13	29
Hispanic Households:	772	2,600	2,110	5,482
To be Displaced:	3	4	11	18
American Indian Households:	27	62	12	101
To be Displaced:	0	0	0	0
Asian Households:	39	88	16	143
To be Displaced:	0	0	3	3
Other Minority Households:	57	131	24	212
To be Displaced:	0	0	0	0

The minority households needing rental assistance represent 28% of the total subsidy needs of low income households compared to 72% for whites.

Special Needs of Handicapped Persons

Although reliable data is not available to address this issue, it is estimated that 10% to 15% of the households in the elderly category and in the 1 person non-elderly category, 4% of the small families, and 3% of the large families are handicapped. It is also assumed that most of the handicapped households are renters, due to income limitations as well as accessibility constraints. Therefore, it is assumed that the primary needs of the handicapped population is rental assistance.

Handicapped households need housing units with access ramps, wider doorways, assist bars in the bathrooms, lower cabinets, and elevators (in two or more story buildings).

In calculating rental assistance needs of handicapped persons, the above percentages were applied to the last HAP estimates of total rental assistance needs.

TOTAL	ELDERLY	1 Person NON- ELDERLY	SMALL FAMILY	LARGE FAMILY
2,223	643	734	698	148

Special Needs of Single Individuals With Dependent Children

Special needs of single parent households are assumed to be : 1) lower income because of single breadwinner status; 2) limited ability to become owner occupants; and 3) discrimination in the rental market against families with children and particularly against those without "stable" relationships. This is evidenced by the fact that Section 8 assisted single parent tenants account for a larger percentage of assisted tenants that of household overall. Single individuals with dependent children need housing which is both affordable and located close to day care centers and schools.

Female Headed Households in 1988

No. Spouse present with children
Less than 18 years of age:

6,890 Households

Male Headed Households in 1988

No. Spouse present with children
less than 18 years of age:

1,674 Households

A higher than normal percentage of these households are low and moderate income. Also, a higher than normal percentage of these households are paying more than 30 percent of their income for rent.

Special Housing Needs of Lower Income Households

The primary special housing needs of the lower income residents with the County is the lack of suitable, affordable rental units. In addition, elevated home prices have restricted the purchasing power of many low income families. Groups most severely impacted are Senior Citizens, minorities, single-parent households and the handicapped who are doubly impaired by low (generally fixed) income and accessibility problems. Special housing problems common to all the groups noted are:

- Suitable housing units cannot be located in the area of desired residence.
- Contrary to Federal guidelines, renter/owner households are forced to pay more than 30% of their incomes for shelter costs.
- Lower income households are often forced into units that are too small for their family size because of rental rates for housing of appropriate size.
- Lower income households are not able to receive Section 8 rental assistance since the number of eligible households exceeds the number of assisted units available.

Other Special Housing needs of Low and Moderate Income Households

(1) Farmworkers

A significant housing problem in Riverside County is the inadequate supply of low-cost housing for farm workers. This often results in the overpayment for housing expenses, overcrowded conditions and residence in substandard housing. Several families may crowd into a single family structure, and structures not designed as residences such as sheds, barns, garage and vehicles. Inadequate cooking and sanitary facilities may be used resulting in unhealthful and unsafe living conditions.

(2) Military Personnel

Riverside houses one military base, March Air Force Base which at times, has had a severe impact on the local housing market in the area surrounding the base. Housing for lower grade military personnel who typically are not eligible for on-base housing and whose housing allowance restrict their ability to find suitable housing is therefore a need.

(3) College Students

Several parts of the County have universities without much campus housing. Student housing is therefore a special need in these areas.

(4) Owners of Manufactured Homes

The owners of manufactured homes are faced with two problems.

1. Rising space rents
2. conversion of manufactured home parks into housing tracts, retail stores and industrial parks.

(5) Homeless

There is a growing homeless problem in Riverside County. There exists a lack of necessary shelters and supportive services to assist homeless individuals and families. The growing homeless problem has been contributed to the following reasons: unemployment eviction, foreclosures, substance abuse, shortage of low cost housing and deinstitutionalized of the mentally ill. The need for shelters for families with children has increased drastically.

Methodology:

A copy of the methodology used to derive the figures on the HAP is on file in the Community Development Files.

LOWER INCOME HOUSEHOLDS TO RECEIVE ASSISTANCE:

The estimate of lower income households to receive assistance in the form of subsidies is based on the assumption that the amount of rental subsidy received from HUD within the last year will be sustained over the next three year period. The County, therefore, anticipates 2,624 additional Rental Subsidized Units should be made available for the three year period. It should be noted there that the section of Table II, Line 20, that speaks to percentages of families receiving service by classification has been set at the percentages based on need. This is not the current operating percentages. Discussion with HUD staff indicate that the goal statements must reflect the needs section. The County will accept this as a general goal toward which it will work in the coming years, but recognizes that the goal attainment cannot cause substantial displacement of families currently involved in the program.

Housing Type By Preference:

Because this section of the HAP acts to limit how many and what type of housing resources HUD will provide and because the County would like to receive more assisted housing than it currently receives, the goals presented represent current estimates from the following sources:

Existing -- Additional rental assistance needs for the County of Riverside represents 2,264 units during the next 3 years. The Housing Authority currently has 5,500 families on their waiting list and estimate a 1 year to 1 1/2 year waiting period for entrance into the program. Based on estimates of need, Urban Riverside County could easily absorb an additional 750 units. However, HUD staff instruction set a test of "reasonableness" at a minimum of 9% of total need. The HAP goal has been set at 10% of 27,463 which is the total Low Income Rental Assistance Need.

Rehabilitation -- The County has as a goal the rehabilitation of all substandard owner or renter units that are suitable for rehabilitation. However, the priority for use of public funds are those occupied by lower income families.

New -- Represent the County goal for new construction for the three period.

Specific Actions the County will take to Minimize Displacement of Low and Moderate Income Households:

1. The County will not undertake capital improvements projects and/or remove houses in low and moderate income areas unless affordable housing is available.
2. The County will not carry-out Community Development Block Grant Activities which will result in the displacement of low and moderate income households.

Standard Units which will be demolished through Federal, State or Local Actions:

Owner Units: 18

Renter Units: 20

Specific Action the Community Will Take to Preserve or Expand The Availability of Housing for Low and Moderate Income Persons:

1. The County will not use Community Development Block Grant (CDBG) funds to demolish any housing units which are currently occupied by low and moderate income households.
2. The County will review each proposal to demolish hotels in downtown areas to determine whether these rooms can not be converted into long term single rooms occupancy units (SRO's) for low and moderate income households. CDBG funds will be made available for these conversions.
3. Tax exempt bond financing will be used to expand the availability of housing for moderate income households. At least 20% of the tax exempt financial units will be set aside for moderate income households. The rents for the moderate income units will not exceed 30 percent of the tenants gross income.
4. County will set aside 20% of its total tax increment funds generated from individual Redevelopment projects for increasing and/or improving the supply of housing for low and moderate income households.

Specific Actions The County Will Undertake To Implement its Annual & Three Year Goals:

1. The County will provide fast tract processing for housing proposals which will provide affordable housing for low and moderate income households.
2. The County's Housing Authority will continue to apply for Section 8 Existing Certificates, the Section 8 Moderate Rehabilitation Units, and the Section 8 Vouchers which will become available during the Three Year period.
3. County will continue to allocate CDBG funds for the Senior Home Repair Program and the Home Improvement Program.
4. County will continue to participate in the Rental Rehabilitation Program.
5. The County will continue to operate the Housing Loan Fund Program which provides low interest loans to assist in the development of affordable housing for low and moderate income households.

6. Density bonuses and other planning concessions are available to developments continuing housing for low and moderate income housing.
7. Surplus publicly- owned sites and redevelopment land are made available for affordable housing developments as appropriate.
8. CDBG funds have been appropriated to support assisted construction through a revolving land loan.

Expected or Planned Impediments and Planned Remedies:

Problem - Lack of vacant land suitable for new construction.

Remedy - The County will write down land with CDBG funds and/or give density bonuses to make the purchase and clearing of sites economically feasible.

On June 18, 1982 the Board of Supervisors of the County of Riverside adopted a housing policy for Community Development Block Grant Program. The policy provides the frame work for implementation of actions necessary to provide assistance to lower income residents of Riverside County in meeting their housing needs.

Rehabilitation - Majority Benefit To Low and Moderate Income Household Assurance:

1. Owner Occupied Units:

The County of Riverside participates through some cooperating cities and the County of Riverside Housing Authority in funding and implementation of housing rehabilitation programs for occupants of substandard conventional housing, mobile homes, and senior home repair programs which largely prevents deterioration. The Housing Authority requires owners applying for rehabilitation or home improvement loans/grants to complete a loan/grant application which requires the homeowner to indicate his/her gross income. The owner is required to submit a signed copy of his/her latest federal tax return and his/her latest pay receipt. Also, employment or other source of income verification check ups are carried out by Housing Authority staff. The incomes are checked against the latest HUD Section 8 income limits. Since the housing rehabilitation program are only for low and moderate income households, the Housing Authority only makes loans to owners whose income are equal to or less than the Section 8. Lower income limits for - the applicable household size.

Persons or families whose income exceed the Section 8 Lower income limits are precluded from participation in the program. Participation agencies are required to certify that activities will benefit low income households.

2. Rental Units:

The County's rehabilitation and home improvement programs for rental units are designed to only benefit low and moderate income renters. To assure compliance, the County requires all landlords seeking rehabilitation and/or home improvement loans/grants to submit a signed certification that he/she has surveyed the tenants and that all of the tenants have incomes equal to or less than the latest Section 8 Lower income limits for the applicable household size. Also, Section 8 staff of the Housing Authority also conducts its own income survey of the tenants to verify their eligibility status. This procedure assures that the landlord certifications are accurate.

PART III, General Locations

Priority Census Tract For New Construction:

448.02	452.01	447	456.01
430	449.01	425.02	459
457.01	424	425.03	
451.04	425.01	456.02	

Priority Census Tracts For Substantial Rehabilitation:

301	425.03
418.01	419.01
403	423
462	452.02
401	405
459	406.02
462	

Census Tracts Acceptable For New Construction:

448.02	424	461	434.01	451.01
430	425.01	457.01	454	428
457.01	447	439	452.01	436
451.04	425.02	447	430	459
452.01	425.03	416	451.01	456.02
449.01	442	445.02	408.03	456.01

Census Tract Acceptable For Substantial Rehabilitation:

441	447	451.04	436	462
442	450	454	301	425.03
443	417.01	452.02	418.01	419.01
439	416	455	403	423
440	445.02	430	462	425.02
438.04	434.02	431	401	405
457.01	433.01	428	459	406.02
	434.01			

ANNUAL HOUSING ASSISTANCE PLAN

COUNTY OF RIVERSIDE

INTRODUCTION

The Annual Housing Assistance Plan for Riverside Urban County is divided into two basic parts: (1) a definitions section which clarifies terms commonly used in connection with the Community Development Block Grant (CDBG) as they will apply to all CDBG activities in the County; and (2) a section on the specific action strategies to meet identified needs.

In an attempt to meet its housing goals in a time of shrinking federal resources, the County's focus has changed from grant financing to loans that leverage other private and public resources while returning the investment to the County to continue to meet its community development needs. While the County still uses grants as a part of its program, 35% of its CDBG funds are available, through competition, as loans that will leverage at least one dollar for every dollar invested. There is a continued emphasis on the attraction of other funding to the County that can be used to enhance local goals and match local resources.

This has brought significant changes to the CDBG program and to housing strategies. The County has maintained a clear awareness of the 18,567 substandard housing units and a commitment to the 27,463 families in Riverside County in need of housing assistance.

Both the Home Improvement and Senior Home Repair Programs operate within the Housing Authority of the County of Riverside and render substantial contribution toward the attainment of the goals and objectives of the Housing Assistance Plan. Both programs are funded from the County Community Development Block Grant Program.

DEFINITIONS

In an attempt to avoid confusion regarding certain terms used in this document, this section will define commonly used words or phrases. In those cases where a definition is taken from the Code of Federal Regulations, the citation is given following the definition. In cases where there is no CFR citation, the definition shall apply to activities undertaken by the Department of Economic and Community Development of the County of Riverside.

Households

Household shall be defined consistent with the General Definitions in the HAP instructions identifying the number of persons occupying a dwelling unit as follows: (1) elderly household is one or two persons at least 62 years of age, and non-elderly handicapped individuals, including those currently institutionalized but who are capable of "group home" living;

(2) large family households are those with five or more persons, including unrelated individuals and those containing handicapped persons; and (3) small family households are those with four or fewer persons, including unrelated individuals, which are not elderly as defined above and including those containing handicapped persons.

Overcrowding

Overcrowding means the number of housing units with 1.01 or more persons per room based on data compiled and published by the United States Bureau of Census available from the latest census referable to the same period in time. (24 CFR 570.3(i))

Low and Moderate-Income Household or Lower Income Household

The Housing Authority uses for its Section 8 Program the mandated criterion of 50% of the County median income for very low-income household assistance, with considerably reduced income ceilings.

Low and very low income household means a household whose income does not exceed the most recent limits set by HUD for the Section 8 Housing Assistance Payments Program. As of July 15, 1988, these limits were:

VERY LOW (50% of median income)

<u>1 person</u>	<u>\$10.800</u>	<u>5 persons</u>	<u>\$16.700</u>
<u>2 persons</u>	<u>\$12.350</u>	<u>6 persons</u>	<u>\$17.800</u>
<u>3 persons</u>	<u>\$13.900</u>	<u>7 persons</u>	<u>\$19.150</u>
<u>4 persons</u>	<u>\$15.450</u>	<u>8 persons</u>	<u>\$20.400</u>

LOW (80% of median income)

<u>1 person</u>	<u>\$17.000</u>	<u>5 persons</u>	<u>\$25.750</u>
<u>2 persons</u>	<u>\$19.400</u>	<u>6 persons</u>	<u>\$27.300</u>
<u>3 persons</u>	<u>\$21.800</u>	<u>7 persons</u>	<u>\$28.800</u>
<u>4 persons</u>	<u>\$24.250</u>	<u>8 persons</u>	<u>\$30.300</u>

The income limits specified above are subject to periodic revision by HUD and will be revised by Riverside County to remain consistent with the HUD Section 8 standards.

Rehabilitation

Rehabilitation shall mean structural repairs, alterations, and improvements to existing structures or in connection therewith under the following conditions: (1) the repair, improvement, or addition must be physically attached to and a part of the structure or in connection therewith; (2) the improvements substantially protect or improve the basic liveability and utility of the property; (3) improvements and additions which are removable or by their character necessarily temporary, are not eligible CDBG activities; and (4) improvements or

alterations that make the units accessible or improve liveability for handicapped residents. (HUD Manual 4700.1, Title I, Property Improvement Loan Operating Handbook, Revised 9/83. Handicapped section added by Riverside County.)

Income

For purposes of program eligibility income is earnings or other regular cash income payments received by all members of the household if such income is a definite characteristic of household life. Excluded is the income of an adult member other than the head of household or spouse, who does not have an interest in the dwelling by ownership, lease, or rental agreement. Included are any funds contributed to the household on a regular basis by an excluded member of the household. Also excluded is the income of dependent children as defined by the Internal Revenue Code and one-time irregular settlements for personal injury or insurance adjustments. (HUD Manual 4700.1)

Elderly Family

An elderly household means one whose head, spouse, or whose sole member is at least sixty two years of age, or a handicapped person as defined herein and may include two or more elderly or handicapped persons living together, or one or more such persons living with another person who is determined to be essential to his or her care and well-being. (24 CFR 812.2(c))

Handicapped Person

A handicapped person is one having a physical or mental impairment which (1) is expected to be of long-continued duration; (2) substantially impedes his or her ability to live independently; (3) is of such a nature that such ability could be improved by more suitable housing conditions. (24 CFR 812.2(f) or, (4) a person who is defined as disabled by Section 223 of the Social Security Act (42 U.S.C.423) or in Section 102 (b)(5) of the Developmental Disabilities Services and Facilities Construction Amendments of 1970. (42 U.S.C. 6001 (7))

Transitional/Emergency Housing

Temporary facilities for households or persons who are in need of intensive care and short-term (less than six months) housing because of emotional or physical problems, domestic violence, or other characteristics that impair the ability to function independently in society. The housing shall be designated to serve low and moderate income individuals or households only; may charge affordable fees if appropriate; and, may serve persons who are without housing or the funds to provide housing regardless of other problems.

Mobile Home

A mobile home unit may be improved by rehabilitation activity provided all the following criteria are met: (1) the mobile home unit has been placed on property owned by the occupant or being purchased by the occupant; (2) the wheels of the unit have been removed and the unit has been placed on a permanent foundation; (3) the security for the mobile home is in the form of a Deed of Trust or a Mortgage covering the realty and the unit is no longer capable of being repossessed as personal property; (4) all utility connections including water and sanitary facilities are operable so that the unit is complete and habitable; (5) the unit has been occupied for at least ninety (90) days; and (6) the unit is carried on the ad valorem tax rolls of the County as real property.

ANNUAL HOUSING ACTION STRATEGIES

Housing Elements to the General Plan

The County and the cooperating Cities within the County are required by State law to develop new Housing Elements. These elements must include specific actions to meet the needs of low and moderate income households and families. The Department of Economic and Community Development of the County of Riverside actively participates in the Housing Element preparation and is a active member of the Housing Technical Advisory Committee. The Housing Assistance Plan will be reviewed in light of the information and strategies of local governments and will be amended to reflect those strategies consistent with CDBG HAP guidelines and goals.

Housing Rehabilitation

Housing rehabilitation, including mobile home rehabilitation, has been approved as a significant Countywide activity for owner-occupied single family dwellings. Last year the Senior & Home Improvement Programs administered by the Housing Authority of the County of Riverside assisted a great number of mobile home owners and residents in their various needs. Eligible families will receive an interest rate of approximately 8% for rehabilitation loans of up to \$15,000 through a Residential Rehabilitation Loan Program Agreement with Wells Fargo or Security Pacific National Bank.

Through the Bank agreement, the County will be able to match the CDBG funds one for one with private dollars.

All housing rehabilitation efforts are targeted to lower income households and families. Almost 30% of the housing units in Riverside County are mobile homes, this figure could be higher because many R.V. parks violate the 30 day occupancy restriction. Code revision is underway to define R.V. parks and the duration of camping. Program efforts target rehabilitation to lower income mobile home owners, as well as occupants of conventional housing units.

The County will work closely with the local and District offices of Farmers Home Administration to process Section 504 Rehabilitation Loans and Grants for eligible lower income and elderly households. The program has been underutilized in the County in the past, although adequate funding is allocated to the County. The 504 program can add to County resources, and provide grants for up to \$7,500 for health and safety code repair of existing rural structures.

Emergency/Transitional Housing

Emergency housing for the homeless in Riverside County has been identified by the Board of Supervisors as a particular need in Riverside County by a funding commitment to finance the acquisition, relocation and rehabilitation of units to be placed on a site in the City of Riverside to expand the capability of "I Care Shelter Home." Additional efforts will be made to meet identified needs for handicapped housing (including structural renovations to make existing housing accessible to the handicapped), and to explore options to meet the special housing needs of persons and families in transitional situations, particularly women for whom housing and attendant social services are particularly needed.

The Board of Supervisors awarded \$107,000 of Federal Emergency Shelter Grant Funds to Lutheran Social Services of Southern California to renovate two motel units consisting of 14 apartments located in the City of Riverside. The Housing Authority has purchased the property and will lease it to the Lutheran Social Services of Southern California. The motel will be converted into a Transitional Shelter that will include 28 beds. This Shelter will serve families with children and battered spouses. The funds will also be used to cover maintenance and operation costs.

The Board of Supervisors also awarded \$10,000 of Federal Emergency Shelter Grant funds to Riverside Coalition for Alternatives to Domestic Violence to renovate the Horizon House. The Horizon House is a 24-hour emergency shelter for battered women and their children, located in the City of Riverside. The funds will also be used to cover maintenance and operation costs.

The second transitional shelter for families entitled Studio Club Hotel has been recently completed. The Shelter is a sixteen (16) unit hotel complex located in the City of Palm Springs. The Catholic Charities in cooperation with the County's Housing Authority and with various governmental agencies secured funds from the State Department of Housing and Community Development through the Federal Emergency Management Agency (FEMA) Local Board to acquire and renovate the Studio Club Hotel Complex. The facility is now operational and serving 84 families annually.

Public Housing Revolving Loan Fund

A revolving loan fund has been established to provide for the acquisition and predevelopment funds to assist the Housing Authority of the County of Riverside in the development of conventional housing. Funds are to be repaid from permanent financing on the project as their development budgets are approved. The County will work with the Housing Authority to explore financing alternatives for lower income housing.

Housing Loan Fund Program

This program is funded by CDBG funds and administered by the Riverside County Department of Economic and Community Development. The Housing Loan Fund Program provides low interest loans to assist private developers, public agencies and non-profit corporations in the development or rehabilitation of affordable housing for low and moderate income persons.

Shared Housing

Shared Housing is a voluntary arrangement between participants offering alternatives to persons unable to afford to maintain safe and suitable housing. The primary objective is to facilitate the matching of seniors who want to share housing thereby increasing housing opportunities for senior citizens. The Shared Housing Program is partially funded from the CDBG program.

Single Family Mortgage Revenue Bond

The County will continue to support and expand the use of Single Family Tax Exempt Revenue Bond Programs to finance the construction and mortgages of affordable housing units for First-Time home buyers.

Housing Facilitation

Housing facilitation continues to be an activity of the County with specific actions to encourage and support private developer participation in housing efforts; to include assisted housing in market rate developments with the use of density bonuses and fee reduction, waivers, or deferrals to cooperating developers; to facilitate local processing of low-income housing projects including assistance with "R-6 Zoning" that allows density bonuses and other waivers of general planning requirements for low-income developments; and, to provide assistance to developers in working with lenders including HUD, Farmers Home Administration, Redevelopment Agencies within the County and private lenders interested in low-income housing development. Negotiations are underway to secure funds from Redevelopment Agencies of various cities (20% of fund) for the development of low and moderate income housing and earmark 2-1/2% of these funds for Emergency Shelters.

Because of the adoption of the category V Residential Zoning regulation by the County, an increase will be expected in low and moderate income units, if new construction ventures will take advantage of the density bonus and more relaxed regulations of the Code.

Self Help Housing

Mutual self help housing program development through the use of a Farmers Home Administration Section 523 technical assistance grant has been a goal of the County of Riverside for two years. The County will be working with a non-profit organization to develop an application for technical assistance funds. CDBG funds will be used for temporary financing of land acquisition and site improvements required. Permanent financing will be provided by FmHA

section 502 loans. Administrative costs of program development will be paid from CDBG funds. Administrative costs associated with program operation will come from the FmHA Section 523 grant.

Multi Family Mortgage Revenue Bond

The County is continuously working on the Multi-Family Tax Mortgage Revenue Bond program to finance multi-family housing in Riverside County. The program to date has produced 443 units, of which 20% are set aside for lower income families.

Redevelopment Agencies

Redevelopment Agencies are required by California State Code to apply 20% of their financing to the development of lower income housing opportunities to serve the Redevelopment Area. County of Riverside has established a Redevelopment Agency. The County will offer technical assistance to interested cooperating cities in the development of appropriate housing strategies to conform to their needs and the requirements of the State Law. The Housing Authority is actively working with different Redevelopment Agencies to target areas for joint housing development ventures.

Low-Income Weatherization Program

This program is funded by the Department of Energy and administered by the Community Action Agency of the County of Riverside and provides weatherization services to reduce home energy costs for low and moderate income families.

Rental Rehabilitation Program

The Federal Government this year has allocated \$333,000 to Riverside County to continue a county-wide Rental Rehabilitation program. The purpose of the program is to rehabilitate properties for use by low and moderate income families.

CHFA Multi-family Rehabilitation and Infill New Construction Program

Under this program the California Housing Finance Agency will issue revenue bonds to provide long-term financing for rental rehabilitation and for infill new construction projects. It is expected that funds made available for this program will be coupled with other housing funds.

312 Rehabilitation Loan Program

Currently 312 Rehabilitation Loan Funds are not available from the U.S. Department of Housing and Urban Development. When 312 Rehabilitation Funds become available, they will be used to rehabilitate both multi-family and single family housing, with multi-family units having the highest priority.

Housing Development Action Grant Program

The County will assist cooperating cities and interested developers in making applications to the Federal government for the Housing Development Grant Programs. Funds may be used to support the construction or substantial rehabilitation of rental units. A 68 unit apartment complex in the City of Blythe was recently completed utilizing Housing Development Action Grant funds.

Proportionality

In reviewing the HUD Form 7091.2, it is noted that column totals B through G reflected percentages of families to be assisted that do not conform to the 3 Year HAP percentages of families in need. This occurs for two specific reasons: (1) the Senior Home Repair Program provides limited scope rehabilitation and, because of its limited scope (\$250/household/year), serves a disproportionately high number of elderly households without targeting the elderly; and, (2) an intentional concentration of services to larger households who have historically received less than their share of assistance and who have greater difficulties in obtaining safe and sanitary housing.

Annual Goals

The additions and deletions in the quantitative portion of the annual progress report are based upon actual facts and figures received from the affected agencies and on known projects in an unfolding predictable setting.

The attached data constitute a reasonable progress to meet the three year goal and in certain instances indicate a considerable accomplishment.

In times of scarcity of funds and more cutbacks in existing vital governmental programs, it was indeed refreshing to learn that funding for programs, aiding of the homeless and new funding for rental rehabilitation for low-income residents could represent projected areas of housing construction activities for next year's housing goals.

The conversion of a motel into a 28 bed transitional Homeless Shelter is underway. The Shelter located in the City of Riverside will be completed by January, 1989. A Developer has secured a \$300,000 Housing loan from the Riverside County Department of Economic and Community Development. These funds will be used to install waterlines and sewer lines to serve a Farmers Home Administration 515 project consisting of 100 unit apartment complex for low and moderate income senior citizens in the community of Murrieta. The project will be completed by June 1989.

In October, 1988 the Housing Authority issued tax exempt mortgage revenue bonds for an obligation in the amount of \$99,445,000. The Bond proceeds will be used to acquire housing units in the Cities of Palm Desert and Corona. The Housing Authority proposes to acquire an existing 64-unit apartment complex for rehabilitation and rental, an existing 191 - unit mobile/modular home park and approximately 1,100 rental units to be constructed in four phases located within the City of Palm Desert. The Housing Authority proposes to acquire 100 units to be constructed on various sites located throughout the City of Corona.

The Housing Authority is securing real property to construct a 40 unit conventional public housing project in the community of Mecca. The Housing Authority has 15 locating suitable sites to construct a 80 unit seasonal farm labor housing project to be financed by the Farmers Home Administration 514/515 Program in or near the community of Mecca.

Efforts are underway to select another site in the Coachella Valley and use 2-1/2% of the 20% Redevelopment Funds of the County and incorporated cities, earmarked for low-income housing, for another emergency shelter.

The staff of the Housing Authority is prepared to assist already registered and screened applicants to use vouchers for the discretionary rental of private units of the open rental market, as soon as the federal fund allotment arrives for Riverside County.

A new assistance plan, from the voucher system of the Department of Agriculture, administered by FmHA, could help to ease the deplorable housing conditions of farmworkers in Riverside County. A 100 unit farmworker housing project will be completed in the community of Ripley next year.

The City of Banning is in the process of establishing a non-profit corporation to carry-out housing rehabilitation and construction of single and multi-family housing for low and moderate persons.

The hitherto untapped funds of the CRA (Community Reinvestment Act) are under consideration for new construction of affordable units.

The exploration of possibilities in the secondary market for mortgage financing is also under consideration.

The recently adopted ordinance of the County of Riverside, governing policies for the attainment of density bonus and other flexible performance standards' considerations in "Category V" type of developments could result in gaining approximately a total of 520 affordable housing units within the next four years from subdivisions of various sizes proposed in the County and being under consideration in the lengthy administrative and legislative approval process under the subdivision Map Act, at the present time.

The indications are, that the activity level will meet the objectives of the three year plan.

HOUSING POLICY FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM COUNTY OF RIVERSIDE

The Housing and Community Development Act of 1974, as amended, encourages and supports the development of decent, safe, and sanitary housing within a suitable living environment that is affordable to low and moderate income persons.

The County is required under the Act to develop and implement an approved Housing Assistance Plan (HAP) as part of its Community Development Block Grant Application (Title 24) Code of Federal Regulations (Part 570.306). The Housing Assistance Plan serves as a measure of the conditions of the housing

stock and the needs of low and moderate income persons for housing assistance. The HAP also serves to establish goals for assistance best suited to meet the identified needs and to further the revitalization of the community. The HAP must also provide general locations for assisted housing, which promotes a greater choice of housing opportunities and avoids undue concentration of assisted persons in areas containing a high proportion of lower income persons, and which furthers fair housing and assures the availability of public facilities. In addition, all communities are expected to share in providing expanded housing opportunities for low income persons and to participate in area-wide solutions of housing problems through promotion of spatial deconcentration of housing opportunities for lower income persons.

The County and its cooperating cities have reviewed and formally approved their respective Housing Assistance Plans. As such, the local jurisdictions are responsible for implementation of the Housing Assistance Plan in an expeditious manner. This includes the timely achievement of all goals for assisted housing and particularly those which address the needs of families and large families requiring rental assistance. Local jurisdictions may be expected to take any or all actions within their control to facilitate the implementation of an approved Housing Assistance Plan, including:

- * acquisition of sites and provision of site improvements for the development of assisted housing;
- * adoption or modification of local ordinances and land use measures to facilitate the development of assisted housing, including institution of local referendum actions, where necessary;
- * issuance of appropriate zoning changes, building permits, utility connections and similar administrative requirements;
- * formation of a local housing authority or execution of an agreement with a housing authority having power to provide assisted housing within the local jurisdiction;
- * removal of local residency preferences for assisted housing;
- * promotional and assistance activities to encourage developers to initiate assisted housing or to allocate a portion of their planned unsubsidized developments for assisted housing, and to encourage owners to make units available for Section 8 Housing Assistance Payments Program;
- * measures to reduce the cost of housing development, such as tax abatement, deferral, waiver or deferral of fees and other administrative costs.

The County of Riverside requires all cities and sponsors to contribute to the implementation of the Housing Assistance Plan. Section I of the Sponsor's Agreement states that Community Development Block Grant funds are to be used

to assist and undertake essential Community Development and Housing Assistance activities pursuant to the Housing and Community Development Act of 1974, as amended.

Failure to comply with these provisions, specifically any action on the part of a cooperating city or sponsor taken to impede the development of publicly-assisted housing, may result in the City or sponsor not qualifying to receive Community Development Block Grant Funding.

State law also requires local government action to produce housing California Government Code, Section 65302 (c) requires that all jurisdictions in the State of California prepare a housing element which identifies existing and future housing needs, and develops plans for meeting such needs.

Section 65008 of the California Government Code, as amended, prohibits, inter alia, any city or county from enacting or administering ordinances pursuant to Title 7 (Planning and Land Use, Government Code 65000 et. seq.) which prohibit or discriminate against any residential development or project because of the method of financing or the race, sex, color, religion, national origin, ancestry, lawful occupation, or age of the owners or intended occupants of the residential development.

The Code further provided that "the Legislature finds and declares that discriminatory practices which inhibit the development of housing for persons and families of low, moderate, and middle income, or emergency shelters for the homeless, are a matter of statewide concern."

Discrimination against housing for low, moderate and middle income persons, and especially families, is also a matter of local concern. Therefore, it is the policy of the County of Riverside that Community Development Block Grant funds shall be withheld from any sponsor or potential sponsor which discriminates against, or inhibits the development of housing for low and moderate income persons or families within its jurisdiction. Furthermore, each sponsoring entity shall take actions within its capabilities to the support, special districts, including school districts, are expected to assist, contribute or set aside sufficient capacity where legally possible, to accommodate the development of low, moderate, and middle income housing within their jurisdictions.

FAIR HOUSING

The County of Riverside established the New Horizons' Fair Housing Program which provide a broad range of services such as: education on fair housing laws, referrals to public agencies on discrimination matters, coordination of training workshops, and publishing a newsletter on fair housing activities. The activities also include news releases to the media, and distribution of information to the housing industry, apartment managers, and rental agencies. The Fair Housing Division provides assistance to the housing industry in voluntary affirmative marketing programs, shows, and conventions. The establishment of a Fair Housing Program with goals, and objectives and the participation of other responsible agencies of the County, attains implementation of various strategies, to increase availability of housing to low and moderate income families and individuals through advocacy and non-discriminatory policies.

The Fair Housing Program will expand its present structure to incorporate the Community Housing Resource Board (CHRB) program component. The CHRB is designed to work with the real estate and building industry to implement and monitor the activities of the National Voluntary Affirmative Marketing Agreement (VAMA), in the areas of rental, sales, advertising, training and recruitment.

The Fair Housing Program with a dual function addresses discrimination (46 projected and handled cases, within the time frame) and the dissemination of information on housing opportunities and applicable regulations, affecting a total of 5,337 persons in the above projects; consisting of organizations, tenants, apartment owners and managers. The quantification of program achievement can only be measured through the settlement of disputes and the prevention of dislocation of residents, loss of occupied units, and stabilized vacancy factors as a result of the efforts of the Fair Housing Program.

JBG:njb
(3622D)
11/4/88

APPENDIX I

FEDERALLY ASSISTED UNITS

This appendix contains an inventory of federally assisted units eligible to convert by 1994, and the supply of units and units at risk by 1994.

TABLE 1
REGIONAL SUMMARY

INVENTORY OF FEDERALLY ASSISTED LOW INCOME
RENTAL UNITS ELIGIBLE TO CONVERT
TO MARKET RATE UNITS BY YEAR 1994

COUNTY	HH TYPE	ELIGIBLE TO CONVERT BY:			% OF HH TYPE BY COUNTY:			% OF REGIONAL TOTAL
		1989	1994	TOTAL	ELDERLY	NON- ELDERLY	TOTAL	
Ventura	Elderly	180	90	270	31.0			
	Non elderly	150	450	600		69.0		
	Total	330	540	870			100	2.5
Los Angeles	Elderly	4,554	8,149	12,703	48.7			
	Non elderly	1,728	11,659	13,387		51.3		
	Total	6,282	19,808	26,090			100	75.5
Orange	Elderly	807	871	1,678	62.2			
	Non elderly	22	996	1,018		37.8		
	Total	829	1,867	2,696			100	7.8
Riverside	Elderly	26	384	410	20.9			
	Non elderly	162	1,392	1,554		79.1		
	Total	188	1,776	1,964			100	5.7
San Bernardino	Elderly	60	793	853	31.9			
	Non elderly	409	1,414	1,823		68.1		
	Total	469	2,207	2,676			100	7.7
Imperial	Elderly	62	46	108	40.9			
	Non elderly	92	64	156		59.1		
	Total	154	110	264			100	.8
Region	Elderly	5,689	10,333	16,022	46.4			
	Non elderly	2,563	15,975	18,538		53.6		
	Total	8,252	26,308	34,560			100	100

-

Note: Potential expirations of Section 8 Existing Housing Contracts are not included.

SOURCE: Senate Office of Research, "Housing Alert," dated 12/87.

TABLE 2

Comparison of Supply of Federally Assisted Units
and Units at Risk by Year 1994

County	Supply ¹	Units at Risk	% of Supply at Risk
Ventura	1,952	870	44.6
Los Angeles	40,656	26,090	64.2
Orange	5,459	2,696	49.4
Riverside	5,608	1,964	35.0
San Bernardino	3,912	2,676	68.4
Imperial	399	264	66.0
Region	57,986	34,560	59.6

¹Note: Does not include Section 8 Existing Housing Certificates or Public Housing Supply.

SOURCE: Senate Office of Research, "Housing Alert," dated 12/87.
SCAG Inventory of Subsidized Housing, dated 5/83.

TABLE 1
REGIONAL SUMMARY

INVENTORY OF FEDERALLY ASSISTED LOW INCOME
RENTAL UNITS ELIGIBLE TO CONVERT
TO MARKET RATE UNITS BY YEAR 1994

COUNTY	HH TYPE	ELIGIBLE TO CONVERT BY:			% OF HH TYPE BY COUNTY:			% OF REGIONAL TOTAL
		1989	1994	TOTAL	ELDERLY	NON- ELDERLY	TOTAL	
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	Total	330	540	870			100	2.5
Los Angeles	Elderly	4,554	8,149	12,703	48.7			
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Region	Elderly	5,689	10,333	16,022	46.4			
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-

Note: Potential expirations of Section 8 Existing Housing Contracts are not included.

SOURCE: Senate Office of Research, "Housing Alert," dated 12/87.

APPENDIX J

ORDINANCE NO. 659

This appendix contains Ordinance No. 659 of the County of Riverside, establishing a development mitigation fee for residential development.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
ESTABLISHING A DEVELOPMENT MITIGATION
FEE FOR RESIDENTIAL DEVELOPMENT

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. TITLE. This ordinance shall be known as the Development Mitigation Fee Ordinance.

Section 2. FINDINGS. The Board of Supervisors finds and determines that:

- a. In order to implement the policies, goals and objectives of the Riverside County Comprehensive General Plan, and to mitigate the impacts caused by new residential development in the County, certain public facilities must be constructed or acquired; wildlife, vegetation and their habitats must be preserved; and regional parkland and recreational trails must be acquired.
- b. A Development Mitigation Fee is needed in order to supplement the financing of these public facilities and to pay for the development's fair share of their cost.
- c. The Development Mitigation Fee set forth herein does not reflect the entire cost of providing the facilities required in order to effectively meet the needs created by new residential development. Additional revenues will be required from other sources. The Board finds that the benefit to each residential unit is greater than the amount of the Fee to be paid by that residential unit.
- d. The Development Mitigation Fees collected pursuant to this ordinance shall be used toward the construction and acquisition of the public facilities identified in the Public Facilities Needs Report, the purchase of regional parkland and the preservation of habitat and open space.
- e. The cost estimates set forth in the Public Facilities Needs Report are reasonable cost estimates for constructing these facilities, and that portion of the fees expected to be generated by new residential development will not exceed the total fair share of these costs.
- f. The public facilities component of the Development Mitigation Fee has been determined by dividing the total estimated fair share of costs for constructing, improving or acquiring the required facilities by the estimated number of residential units to be constructed in the unincorporated area of the County through the year 2000. The facilities to be financed in part by the Development Mitigation Fee will benefit the properties subject to the Fee.
- g. Existing communications facilities are inadequate and lacking in capacity for the anticipated residential

- development in the County. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share contribution toward the implementation of the communication facilities set forth in the Public Facilities Needs Report. As more fully described in the County's "Five Year Communications Plan," there is a direct correlation between population growth, the number of county personnel required and the need for communication facilities. Thus, a reasonable relationship exists between the need for the communication facilities and the impacts of residential development as well as between the Fee's use and the residential development upon which Fee will be imposed.
- h. The Riverside General Hospital currently lacks capacity to efficiently, effectively, humanely and safely provide health care services to its patients. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share contribution toward the construction of a new hospital complex set forth in the Public Facilities Needs Report. As more fully described in the "Riverside General Hospital Replacement Facility Functional and Space Program," population growth is one of the most significant factors contributing to the demand for health care services. Thus, a reasonable relationship exists between the need for the hospital complex and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.
 - i. Other existing health service facilities are also inadequate and lack the capacity to provide health care for anticipated residential development in the County. Population growth has a direct impact upon the quality and adequacy of health care. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share contribution to the construction of the health facilities identified in the Public Facilities Needs Report. Said facilities are also recognized by and are consistent with the Public Facilities and Services Element of the General Plan. Thus, a reasonable relationship exists between the need for health service facilities and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.
 - j. Existing library facilities are inadequate and lack the capacity to provide educational services consistent with community needs for anticipated residential development in the County. Population growth directly causes a need to expand the number of facilities within the County Library System. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share

- contribution toward the construction of the library facilities set forth in the Public Facilities Needs Report. Said facilities are recognized by and are consistent with the Public Facilities and Services Element of its General Plan. Thus, a reasonable relationship exists between the need for the library facilities and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.
- k. Existing mental health facilities are inadequate and lack capacity to provide mental health care services necessary to accommodate anticipated residential development in the County. There is a direct correlation between population growth and the need for additional clinics and treatment facilities. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share contribution toward the construction of the mental health facilities set forth in the Public Facilities Needs Report. Said facilities are recognized by and are consistent with the Public Facilities and Services Element of the General Plan. Thus, a reasonable relationship exists between the need for mental health facilities and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.
- l. In assessing the future need for regional park facilities, the County utilizes the standard of one developed acre per thousand population and twenty-five acres natural park acreage per thousand population. Existing park facilities and recreational trails are inadequate to provide recreational areas necessary to accommodate anticipated residential development in the County. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share contribution toward the acquisition and improvement of the park facilities set forth in the Public Facilities Needs Report. Said facilities are recognized by and are consistent with the Environmental Hazards and Resources Element and the Public Facilities and Services Element of the General Plan. Thus, a reasonable relationship exists between the need for park facilities and recreational trails and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.
- m. The California Youth Authority sets minimum space requirement standards for juvenile detention facilities. Existing facilities are inadequate and lack the capacity to accommodate future population growth resulting from anticipated residential development in the County. Approximately six children per thousand population are served by these county institutions. It is therefore necessary, in furtherance of the public health, safety and general welfare,

to impose a Fee to provide for new residential development's fair share contribution toward the expansion of the juvenile detention facilities set forth in the Public Facilities Needs Report. Thus, a reasonable relationship exists between the need for expanded juvenile detention facilities and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.

- n. Existing public social services facilities are inadequate and lacking in capacity to accommodate anticipated residential development in the County. There is a direct correlation between population growth, caseload growth, the number of county personnel required and the need for public social services facilities. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential development's fair share contribution toward the implementation of the public social services facilities set forth in the Public Facilities Needs Report. Thus, a reasonable relationship exists between the need for public social services facilities and the impacts of residential development as well as between the Fee's use and the residential development upon which the Fee will be imposed.
- o. For determining adequate circulation capacity, the General Plan sets standards for roadway levels of service. Generally, at a minimum, level of service "C" is acceptable. However, in some instances, level of service "D" is acceptable during peak road usage. The County's road system currently meets these standards. However, existing roads and bridges, as well as operations and storage facilities are inadequate and lack capacity to provide service necessary to accommodate anticipated residential development in the County. There is a direct correlation between population growth, travel demand, traffic congestion and safety. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a Fee to provide for new residential developments fair share contribution toward the construction of the roads, bridges, operations and storage facilities set forth in the Public Facilities Needs Report. Said facilities are recognized by and are consistent with the Circulation Element and the Public Facilities and Services Element of the General Plan. Thus, a reasonable relationship exists between need for these facilities and the impacts of residential development as well as between the fee's use and the residential development upon which the fee will be imposed.
- p. Existing sheriff station and jail facilities are inadequate and lack capacity to accommodate and serve anticipated residential development in the County. There is a direct correlation between population growth, the number of crimes committed, the number of county personnel required and the

need for sheriff stations and jail facilities. The General Plan recognizes the need to provide adequate police protection services due to the rapid increase of crime in urban and suburban environments. In order to assure adequate police protection, the construction of new sheriff stations is necessary. In addition, approximately 1.9 jail beds per 1,000 population are needed to house inmates. It is therefore, necessary, in furtherance of the public health, safety and general welfare, to impose a fee to provide for new residential development's fair share contribution toward the construction of sheriff stations and jail facilities set forth in the Public Facilities Needs Report.

- q. As a result of population growth and the concomitant growth in workload of the courts, pressures on court facilities have increased proportionately. Anticipated population growth will place further demand on existing court facilities. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a fee to provide for new residential development's fair share contribution toward the implementation of the court facilities set forth in the Public Facilities Needs Report. As more fully described in the "Countywide Courts Facility Master Plan", population growth has a direct impact upon the number of filings and the number of court personnel and judicial positions. Thus, a reasonable relationship exists between the need for court facilities and the impacts of residential development as well as between the fee's use and the residential development upon which the fee will be imposed.
- r. Existing county government facilities are inadequate to accommodate anticipated residential development in the County. As population growth occurs, a need is created for the expansion of these facilities. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a fee to provide for new residential development's fair share contribution toward the construction of county government facilities as set forth in the Public Facilities Needs Report.
- s. The General Plan specifically recognized the need to protect sensitive, rare, endangered and threatened species of wildlife, vegetation and their habitats and preserve open space. In order to ensure the continued viability of these impacted resources, the County requires the mitigation of development-related impacts. It is therefore necessary, in furtherance of the public health, safety and general welfare, to impose a fee to provide for new residential development's fair share contribution toward the preservation of wildlife, vegetation and their habitats and open space preservation. Thus, a reasonable relationship exists between the need for preservation of these resources and the impacts of residential development as well as between the fee's use and the residential development upon which the fee will be imposed.

- t. Even though commercial and industrial development may also contribute to the need for the construction or acquisition of public facilities and the preservation of habitat and open space, the Board refrains from imposing the Development Mitigation Fee on such development at this time, and in this regard finds: (1) New development within the County has been disproportionately residential resulting in an imbalance between housing and available employment; (2) The primary cause of the need for public facilities and preservation of wildlife and vegetation is the development of residential units and resulting population growth.
- u. Even though new residential development located within the boundaries of RSA 54 may also contribute to the need for the construction or acquisition of public facilities and the preservation of habitat and open space, the Board refrains from imposing the Development Mitigation Fee on such development at this time, and in this regard finds: (1) Communities located within the boundaries of RSA 54 suffer from a depressed economy; (2) A reduction in the population residing within communities located in RSA 54 has occurred; and (3) In comparison to other areas in the County, a lower rate of development activity exists within the boundaries of RSA 54.
- v. Even though second units on existing single family lots may also contribute to the need for construction or acquisition of certain public facilities and the preservation of habitat and open space, the Board refrains from imposing the Development Mitigation Fee on such development at this time, and in this regard finds that second units: (1) Provide a cost-effective means of serving development through the use of existing infrastructure, as contrasted to requiring the construction of new costly infrastructure to serve development in undeveloped areas; (2) Provide relatively affordable housing for low and moderate income households without public subsidy; and (3) Provide a means for purchasers of new or existing homes to meet payments on high interest loans.

Section 3. DEFINITIONS. As used in this ordinance, the following terms shall have the following meanings:

- a. BOARD OF SUPERVISORS or BOARD. The Board of Supervisors of the County of Riverside.
- b. CERTIFICATE OF OCCUPANCY. "Certificate of occupancy" shall mean a certificate of occupancy as defined by Ordinance No. 457 or state law.
- c. COUNTY. The County of Riverside.
- d. CREDIT. A credit allowed pursuant to Section 11 hereof which may be applied against the Development Mitigation Fee.
- e. DEVELOPMENT AGREEMENT. An agreement entered into between the County and an owner of real property pursuant to Section 65864 et seq. of the Government Code which includes provisions requiring the payment of a Public Facilities and Services Mitigation Fee.

- f. DEVELOPMENT MITIGATION FEE or FEE. The fee imposed pursuant to the provisions of this ordinance.
- g. FACILITIES or PUBLIC FACILITIES. The terms "facilities" or "public facilities" shall mean the public facilities financed by the fee imposed pursuant to this ordinance and shall include all of the facilities set forth in the Public Facilities Needs Report and any subsequently approved revision of that Report.
- h. FINAL INSPECTION. "Final inspection" shall mean a final inspection as defined by Ordinance No. 457.
- i. RESIDENTIAL UNIT. A building or portion thereof used by one (1) family and containing but one (1) kitchen, which unit is designed or occupied for residential purposes, including single-family and multiple family dwellings, but not including hotels and motels.
- j. REVENUE or REVENUES. Any funds received by the County pursuant to the provisions of this ordinance for the purpose of financing the facilities set forth in the Public Facilities Needs Report, purchasing regional parkland and preserving habitat and open space.
- k. PUBLIC FACILITIES NEEDS REPORT. The Report entitled Riverside County Public Facility Needs Through the Year 2000, which Report is on file with the Clerk of the Board.
- l. REGIONAL STATISTICAL AREA OR RSA. The areas described and defined by Section 6 of this ordinance.

Section 4. DEVELOPMENT MITIGATION FEE. In order to assist in providing revenue to acquire or construct the facilities, purchase regional parkland and preserve habitat and open space, a Development Mitigation Fee shall be paid for each residential unit or a portion thereof to be constructed. The amount of the Fee shall vary depending upon the location of the property upon which the residential unit or a portion thereof will be constructed. Within each RSA, the following Fee shall be paid for each residential unit:

- a. RSA 45 - \$2,639.00
- b. RSA 46 - \$2,605.00
- c. RSA 47 - \$2,566.00
- d. RSA 48 - \$2,135.00
- e. RSA 49 - \$2,767.00
- f. RSA 50 - \$2,883.00
- g. RSA 51 - \$2,690.00
- h. RSA 52 - \$2,522.00
- i. RSA 53 - \$2,522.00

Section 5. FEE COMPONENTS. The Development Mitigation Fee within each RSA shall be comprised of the following components:

- a. RSA 45 - \$2,029.00 Public Facilities Fee
 \$ 350.00 Regional Parkland and
 Recreational Trails Fee

	\$260.00	Habitat Conservation and Open Space Land Bank Fee
b. RSA 46 -	\$1,995.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
c. RSA 47 -	\$1,956.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
d. RSA 48 -	\$1,525.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
e. RSA 49 -	\$2,157.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
f. RSA 50 -	\$2,273.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
g. RSA 51 -	\$2,080.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
h. RSA 52 -	\$1,912.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee
i. RSA 53 -	\$1,912.00	Public Facilities Fee
	\$ 350.00	Regional Parkland and Recreational Trails Fee
	\$ 260.00	Habitat Conservation and Open Space Land Bank Fee

Section 6. REGIONAL STATISTICAL AREA BOUNDARIES. The boundaries of each RSA shall be determined by the boundaries of Riverside County census tracts approved by the U.S. Department of Commerce, Bureau of Census. Said boundaries are set forth in a document entitled Riverside County Census Tracts Draft Legal Descriptions 1987, which is on file with the Clerk of the Board. The following census tracts are located within each respective RSA:

- a. RSA 45 - Census tracts 401, 402, 403, 404, 405, 406.01, 406.02.
- b. RSA 46 - Census tracts 421, 424, 425.01, 425.02, 425.03, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314.01, 314.02, 315.01, 315.02, 316, 317, 407, 408.02, 408.03, 408.04, 408.05, 409, 410, 411, 412, 413, 414.01, 414.02, 415, 416, 417.01, 417.02, 418.01, 418.02, 419.01, 422.01, 422.02, 422.03, 422.04, 423.00, 419.02, 420.01, 420.02.
- c. RSA 47 - Census tracts 426, 427.02, 427.03, 427.04.
- d. RSA 48 - Census tracts 433.01, 433.02, 433.03, 434.01, 434.02, 435.01, 435.02, 436, 437.
- e. RSA 49 - Census tracts 430, 431, 432.
- f. RSA 50 - Census tracts 438.02, 438.03, 438.04, 439, 440, 441, 442, 443.
- g. RSA 51 - Census tract 444.
- h. RSA 52 - Census tracts 445.01, 445.02, 446, 447, 448.02, 448.03, 449.01, 449.02, 449.03, 450, 451.02, 451.03, 451.04.
- i. RSA 53 - Census tracts 452.01, 452.02, 453, 454, 455, 456.01, 456.02, 457.01, 457.02
- j. RSA 54 - Census tracts 458, 459, 460, 461, 462.

Section 7. IMPOSITION OF FEE. Notwithstanding any provision of Ordinance No. 457 to the contrary, no building permit shall be issued for any residential unit except upon the condition that the Development Mitigation Fee required by this ordinance be paid.

Section 8. PAYMENT OF FEE. The Development Mitigation Fee shall be paid at the time a certificate of occupancy is issued for the residential unit or upon final inspection, whichever occurs first.

Section 9. FEE ADJUSTMENT. The Board of Supervisors may periodically review and cause an adjustment to be made to the Development Mitigation Fee. By amendment to this ordinance, the Fee may be increased or decreased to reflect changes in actual and estimated costs of the facilities, including, but not limited to, debt service, lease payments and construction costs. The adjustment in the Fee may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this ordinance, as well as the availability or lack thereof of other funds with which to construct the facilities. Any adjustment in the Fee will be prospective only and will become effective as of the date any such amendment is effective.

Section 10. REDUCTION FOR LOW-OCCUPANCY RESIDENTIAL UNITS. The fees required pursuant to Section 4 shall be reduced by 33.3 percent for low-occupancy residential. For purposes of this Section, low-occupancy residential units shall be limited to the following:

- a. One bedroom and studio apartments (family rooms, dens, and any similar room shall be considered to be bedrooms);

- b. Residential units in developments that are legally restricted to occupancy by senior citizens pursuant to Riverside County Ordinance No. 348 or any other applicable law.

Section 11. CREDITS. The Development Mitigation Fee required for any residential unit shall be reduced by the following credits:

- a. The Habitat Conservation and Open Space Land Bank Fee shall be reduced by the amount paid as a Coachella Valley Fringe-Toed Lizard Mitigation Fee. The applicant shall provide the Building Director with satisfactory evidence of prior payment of the Coachella Valley Fringe-Toed Lizard Mitigation Fee for the property on which a building permit is sought and the amount thereof. The Building Director shall not require the payment of the Habitat Conservation and Open-Space Land Bank Fee for residential units to be constructed on such property until the available credit has been exhausted.
- b. The Public Facilities Fee shall be reduced by the amount paid as a Public Facilities Fee pursuant to the terms of a development agreement.
- c. The Regional Parkland and Recreational Trails Fee shall be reduced by the amount paid as a Regional Parkland Fee pursuant to the terms of a development agreement.
- d. The Habitat Conservation and Open Space Land Bank Fee shall be reduced by the amount paid as a Habitat Conservation and Open Space Land Bank Fee pursuant to the terms of a development agreement.
- e. The Public Facilities Fee shall be reduced by the amount paid as a public facilities fee within the area subject to the Jurupa Community Plan.
- f. The Public Facilities Fee shall be reduced by the amount paid as a library mitigation fee within RSA 49.
- g. The County may grant to owners or developers of real property, a credit against the Development Mitigation Fee which would otherwise be charged pursuant to this ordinance, for the dedication of land or the construction of facilities. The amount of the credit granted shall be determined by an estimate of the costs of constructing such facilities or by an estimate of the fair market value of the land dedicated. The County shall review and determine the actual construction costs allowable or the actual value of the land dedicated. No credit shall be given against the Public Facilities Fee for the cost of improvements not defined herein as "facilities". Any credit granted by the County shall be given in stated dollar amounts only. An applicant for development approval may apply for credit to reduce the amount of the Fee required to be paid at the time of development approval by the County. Any credit granted and the amount of the Fee to be paid shall be included as a condition of approval for development. If an applicant has

received development approval from the County and has not previously applied for a credit to reduce the amount of the fee required to be paid, an applicant may apply for such credit with the Planning Director prior to the issuance of a building permit and the Planning Director shall make a recommendation thereon to the Board. The Board shall determine the amount of any credit to be allowed. The applicant shall be given notice of the Planning Director's recommendation and the time when the Board will consider the matter. The applicant may appear and present evidence with regard to the requested credit.

- h. The Habitat Conservation and Open Space Land Bank Fee shall be reduced by \$175.00 for each residential unit, development of which is subject to payment of the Stephens Kangaroo Rat Interim Mitigation Fee pursuant to Ordinance No. 663. The applicant shall provide the Building Director with satisfactory evidence of payment of the Stephens Kangaroo Rat Interim Mitigation Fee.

Section 12. EXEMPTIONS. The following types of construction shall be exempt from the provisions of this ordinance:

- a. Reconstruction of a residential unit damaged or destroyed by fire or other natural causes;
- b. Rehabilitation or remodeling of an existing residential unit, or additions to an existing residential unit.
- c. Residential units for which a building permit application was filed on or before June 6, 1988. An application shall be deemed filed for purposes of this subsection provided an application has been filed pursuant to Section 302 of the Uniform Administrative Code as incorporated in Ordinance No. 457.
- d. The location or installation of a mobilehome, without a permanent foundation, on any site. The fee required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobilehome without a permanent foundation. In those instances where a site preparation permit or an installation permit has been previously issued for a site and the Development Mitigation Fee has been paid, the fee required under this ordinance shall not be applicable to a site preparation permit or an installation permit for a mobilehome with a permanent foundation.
- e. Residential units in publicly subsidized projects constructed as housing for low-income households as such households are defined pursuant to Section 50079.5 of the Health and Safety Code.
- f. Detached Second Units pursuant to Section 18.28a of Ordinance No. 348 and Attached Second Units pursuant to Section 18.28b of Ordinance No. 348.

Section 13. FEE ADMINISTRATION. All revenue received pursuant to this ordinance shall be deposited, invested, accounted for, and expended in accordance with Section 53077 of the Government Code and all other applicable provisions of law.

Section 14. VALIDITY. This ordinance and the various parts, sections and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby. If any part, sentence, paragraph, section or clause of this ordinance, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this ordinance, or person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this ordinance, or its application to other persons or entities. The Board of Supervisors hereby declares that this ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section or clause of this ordinance not been included herein; or had such person or entity been expressly exempted from the application of this ordinance.

ADOPTED: 07-05-88 (Eff.: 09-03-88)
659.1 (Eff.: 01-21-89)

APPENDIX K

DEPARTMENT OF COMMUNITY ACTION COMPREHENSIVE HOMELESS PLAN

This appendix contains the Comprehensive Homeless Plan - March 24, 1989 for the County of Riverside, prepared by the Department of Community Action. It also includes a partial list of programs and funding available through state and federal sources.

COMMUNITY ACTION



COMPREHENSIVE
HOMELESS PLAN

County of Riverside

EMERGENCY SHELTER RESOURCES

COURTESY OF THE VOLUNTEER CENTER OF RIVERSIDE
2060 UNIVERSITY AVENUE
RIVERSIDE, CALIF. 92507
714-686-HELP

Genesis House.....785-4525
Shelter for families, women 28 beds 9646 Magnolia Avenue, Riverside, 92503

I Care Shelter Home.....354-2273
Shelter for families, women, approx. 40 beds 4065 Van Buren Blvd. Riv., 92509

New Life Crusade.....682-2611
Shelter for men, approx. 30 beds. 3520 Vine Street, Riverside

Nightingale Manor-Catholic Charities.....619 325-9566
Shelter for families, women, approx. 16 beds.
190 E. Palm Canyon, Suite F, Palm Springs, CA 92264

Coachella Valley Rescue Mission.....619-347-3512
Shelter for men, women, families, approx. 54 beds.
47518 Van Buren, Indio

Salvation Army.....682-1974
Motel vouchers, families priority. 3902 University Ave. Riverside
Emergency vouchers through Riverside Police Dept. after hours.

Lutheran Social Services.....784-2273
Motel vouchers, families priority. 4725 Brockton Avenue, Riverside

St. Vincent de Paul.....787-8483
Motel vouchers. 2379 Pennsylvania Avenue, Riverside

Queen of Angels.....689-5089
Motel vouchers. 4828 Jones Avenue, Riverside

St. Edward's.....737-6432
605 W. Fifth Street, Corona

ACDO (Awareness for Community Development).....242-9992
Homeless mentally ill, approx. 6 beds. 11541 Kitching, Moreno Valley

RCCADV.....683-0829
Shelter for battered women.

SUMMARY

In this plan, the County Department of Community Action outlines a systematic plan of action to address the problem of homelessness in the County of Riverside.

The DCA has begun to address the need to coordinate responses of the County, the cities, the private sector and the volunteer sector to insure that together we reduce the incidence of homelessness and thereby strengthen the family and the community.

The major objective of this plan is to improve the present delivery system by maximizing the benefit of scarce resources. Strategies have been identified under METHODS which involve oversight by the FEMA Local Board, a clearinghouse run by the Volunteer Center, a food and shelter network and overall administration by the Department of Community Action.

Support for the comprehensive program will be provided by the public, private and volunteer sectors. An infusion of federal and state dollars is available which, when coupled with local public/private resources, can aid in the short- and long-term reduction of homeless persons. Tables #1 and #2 illustrate how the solution to homelessness can be borne by all sectors of the community.

Finally, the delivery system will be evaluated yearly in ways that measure results and provide indicators to improvement. An annual report will be made to all appropriate sources.

The Comprehensive Homeless Assistance Plans (CHAP) for the City of Riverside and the County of Riverside were written in a coordinated fashion. The CHAP is required by Department of Housing and Urban Development (HUD) in order to receive Emergency Shelter Grant (ESG) funding. Both CHAPS are attached to this Plan and are an integral part of the concepts herein contained.

INTRODUCTION

The Department of Community Action (DCA), is the anti-poverty agency for the County of Riverside. The mission is to remove the paradox of people living in poverty in a nation that is the richest on earth. The goals are self-sufficiency and dignity, for the poor. The mission and goals are achieved by using a variety of short and long range strategies designed to assist individuals and families move out of poverty.

During the energy crisis the Department of Community Action worked with other agencies to assist those in need. This approach has been extended to other issues including child care, education, employment, training, health/human services and housing. Homelessness is the current crisis and the DCA must now devise strategies that will solve this problem.

In 1983, the DCA assumed the administration of the Federal Emergency Management Agency (FEMA) funding from United Way and began to offer staff support to the FEMA Local Board, which provides the governance to the program (Attachment #1). Since 1983, nearly two million dollars have been awarded to community-based organizations throughout Riverside County to provide FEMA emergency food and shelter services.

In 1985, the State Department of Housing and Community Development (HCD) requested that the FEMA Local Board participate in the Emergency Shelter Program and again the DCA provided staff support conducting the request for proposal and making recommendations for funding of approximately one-half million dollars in four years.

In 1987, the FEMA Local Board was asked to serve as an advisory board to the City and County of Riverside regarding administration of \$153,000 in Emergency Shelter Grant (ESG) funds. A resolution citing roles and responsibilities of the FEMA Local Board was adopted by both bodies. At the time, priorities were established for serving the homeless, with families being highest priority and transients last priority. At the same time, the DCA was assigned to monitor certain agencies receiving general funds and Community Development Block Grant (CDBG) funds to serve the homeless. Today, there is a network of community organizations providing food and shelter services to the homeless and an organization that serves as a

clearinghouse for the network. The DCA officially monitors the homeless delivery system. Attachment #2 clearly shows the network, the funding and the types of services.

The DCA is the administrative entity for services for the homeless. It administers funding, conducts requests for proposals, makes grants, monitors the network gathers data and submits reports to local, State and federal sources in addition to staffing the FEMA Local Board.

The total amount of funding that supports the present system for 1989 is via the following sources:

1. \$441,500 (Phase 7 FEMA allocation)

2. County of Riverside

ESG	\$80,000
CSBG-H	\$44,000
CSBG	\$35,000
CSBG-LI	\$10,000
DPSS	\$1,000,000
Mental	
Health	\$52,000

3. City of Riverside

ESP	\$20,000
General Fund	\$35,000

4. Desert Cities \$28,000

5. State of California

ESP	\$100,000
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Current inventory of services includes five shelters for a total of 137 beds. National Guard armories throughout the County and selected park facilities in Riverside serve as back-up when the temperature falls below 40 degrees or between 40 and 50 with rain. Eight agencies participate in a motel voucher program, ten agencies provide emergency food services and there are homeless loan funds for city and county residents.

STATEMENT OF THE PROBLEM

The delivery system is not coordinated throughout the County; neither is it adequate to meet the need. Implementation of the comprehensive homeless plan is underway, but not completed. The crisis stage is partially met during the cold weather season (November 1, thru March 31) by using armories and overcrowding some permanent shelters. During warmer weather nothing even vaguely like a mass shelter (capable of helping large numbers) is available. The transitional and the re-stabilization phases of homelessness are being only partially met at this time. Plans and proposals are being put together and submitted requesting funding for some additional facilities which may be forthcoming. The private sector has still not been brought into the picture to assist and augment the public and volunteer efforts.

The Volunteer Center sets the number of homeless in the City of Riverside at about 500 with 36% of that number being children. We estimate up to 3,000 people are homeless in the County. Indications, already derived from the DCA's homeless loan program and the Energy Assistance Programs suggest that there is also a significant percentage of "near homeless" families. There is a need to continue to gather quantitative and qualitative data on the number and character of the homeless.

There are 162 beds available to shelter the homeless, however most shelters limit the length of stay. Another 100 long-term beds are needed to meet the current need and to ensure an adequate period of time for the homeless to stabilize and transition back into the main stream of society.

There is a need for a coordinated hotline to disseminate information about the availability of shelter and a uniform intake strategy to determine the number and the character of the homeless as well as to ensure that available beds are being used efficiently and effectively. A good tracking system will guard against duplication and help to establish the extent of homelessness.

There is a great need for supportive services and the longer the incidences of homelessness, the greater the need for these services, e.g. health screening, skills assessment, job training, food services and transportation.

There is a need for mobilization of more resources for single men.
There is a need to monitor services, to forecast trends and to work towards long-term solutions, particularly more low-income housing and finally, there is a need for drop-in centers where numbers of homeless persons may receive information on opportunities and services.

The program delivery system planned for Riverside County and its incorporated cities will be a coordinated and comprehensive one endorsed by all the jurisdictions, one that will achieve maximum benefit for dollars spent.

SPECIFIC NEEDS

There are specific areas that should be developed or strengthened in order to provide a comprehensive and coordinated approach to resolving the problems of the homeless.

1. There is a need to gather additional support from other cities and from the business community to support the cost of homelessness services.
2. There is a need to expand the FEMA Local Board to include representation from the cities.
3. There is the need to centralize funding awards and for one local body to make policy recommendations to local jurisdictions.
4. There is a need for a hotline, uniform intake procedures and a uniform screening process.
5. There is a need to continue and expand the Volunteer Center clearinghouse initiated in 1987.
6. There is a need for approximately 100 additional beds and more long-term transitional shelters.
7. There is a need for transportation to enable access to services.
8. There is a need to develop a job training program for homeless persons, which would include support services.

PROGRAM OBJECTIVES

1. The major objective is to reduce the incidence of homelessness within the County of Riverside by improving and strengthening the present delivery system. The DCA would accomplish this objective by ensuring a comprehensive, coordinated response from local jurisdictions, the private and the volunteer sectors.
2. Another significant objective is to better utilize existing resources to achieve maximum benefit. This would include looking at the Special Needs Groups:

- Elderly
- Handicapped
- Single parent families
- Large families

When special need groups fall into the low-income category, they are potential homeless persons. Special efforts should be made to keep them from becoming homeless. The DCA would accomplish this by working with City and County officials, the FEMA Local Board and the homeless network to assess and respond to the needs of both the homeless and the potentially homeless.

METHODS

- I. There is a need to mobilize additional support from public, private and volunteer sectors.

Presently, federal and State funds are made available through the County and five incorporated cities. The only private-sector funds are provided by United Way of the Inland Valley and any funds generated by the service providers e.g. Salvation Army, Lutheran Social Services, Catholic Charities.

STRATEGIES

- A. The DCA has a Homeless Services Manager who is responsible for coordination of the network and homeless services.
 - B. The DCA Executive Director, with assistance from the Board of Supervisors, the County Administrative Officer, will petition the remaining incorporated cities to provide financial support, using the formula devised by the Coachella Valley Association of Governments (CVAG).
 - C. The Homeless Services Manager will meet with chambers of commerce, service clubs (e.g. Kiwanis, Soroptimist, Lions) PTA's, civic organizations, Commerce groups and unions to enlist their aid in the program.
- II. There is a need exists to expand the FEMA Local Board to include representation from the cities. The FEMA Local Board serves as an advisory board to the City and County of Riverside and, with additional representation, could advise on homelessness on a County-wide basis.

STRATEGIES

- A. The Local FEMA Board will (thru DCA staff) contact Mayors and Council Conference for the County and request two (2) city

representatives for nomination to the Board (one for the Eastern part of the County and one for the Western).

- B. Once the two persons are identified the Local FEMA Board will appoint them as members and they will start attending meetings.

III. In order to maximize the benefit of limited revenue, the FEMA Local Board should advise the County and the cities on how to best coordinate the use of all funds designated for homeless services.

STRATEGIES

- A. The FEMA Local Board advises the County and the City of Riverside on the use of Emergency Shelter Grant (ESG) funds. The Board currently advises the City of Riverside on use of general funds and CDBG funds for homeless services. In December of 1988 the City of Banning endorsed the Comprehensive Homeless Plan. The Board will seek to do likewise for other cities as well as the County.
- B. Specifically, representatives of the Department of Public Social Services will be invited to participate in FEMA Local Board meetings in order to coordinate AB 1733, which is a program that provides for temporary shelter for up to three weeks and assistance in securing permanent housing for homeless families who are AFDC recipients or who are eligible for AFDC. Providers will refer clients to this resource as a first step in the process.
- C. The United Way will be invited to formally notify the FEMA Local Board of funding awards made for homeless services following the annual allocations process.
- D. Riverside County Mental Health and Riverside County Schools will be asked to (1) inform the FEMA Local Board upon receipt

of their Stewart B. McKinney allocations and (2) coordinate their Homeless Services work plans with the FEMA Local Board.

- IV. Critical to the success of the system is a hotline to enable access and uniform intake/screening procedures. It is acknowledged candidly that this set of strategies will be the most difficult to implement.

STRATEGIES

- A. The hotline at the Volunteer Center will be the official hotline for the homeless system. All public and private agencies involved in contact and referral of homeless persons will be notified of the one number to be called for services. The contracts of providers who operate partially or wholly on public funds, regardless of source, will be written to include this provision.
- B. Because there are public funds involved in the operation of public shelters it is necessary that a clearly defined set of rules be established regarding intake and screening of persons seeking shelter. Further, in order to avoid charges of discrimination a central file will be kept showing why a person or persons were turned down for shelter. A request for intake form, will be initiated on each referral for each person requesting shelter and filed with DCA. This form will show either accepted or not accepted along with the reason for the decision. This element will also be written into the contract of each service provider.
- C. In order to ensure that a fair and uniform policy is being followed in relation to housing the homeless the monitoring function will be carried out by DCA. Standards will be established for the monitoring, based upon the Comprehensive Homeless Plan. Each month a monitoring visit will be conducted by DCA. Future requests for payments and/or funding will be contingent upon compliance with these standards.

- V. As indicated, a need exists to continue the clearinghouse activities initiated by the Volunteer Center in 1987. Such activities would reduce duplication, streamline services and ensure quality data.

STRATEGIES

- A. The Volunteer Center will verify all applicants for the Rental Assistance Program on behalf of the network of FEMA emergency shelter providers.
- B. The Volunteer Center will administer the Voucher Program.
- C. The Volunteer Center will continue to collect and store data on the number and character of homeless people by conducting surveys in the Riverside area on at the shelters and meal sites. The DCA will recruit other organizations to conduct surveys in other parts of the County and coordinate with the Census Bureau on developing plans to count the homeless in the upcoming 1990 census.
- VI. The latest needs assessment revealed a need for at least 100 additional long-term beds. Moreover, we have learned from experience that only a transitional period of longer duration will facilitate more successful progress towards stability.

STRATEGIES

- A. The DCA will use Federal Emergency Management Agency (FEMA) Emergency Shelter Program (ESP) and Emergency Shelter Grant (ESG) funds to increase the inventory of beds by encouraging the use of single-family homes as temporary shelter, while supporting development of shelter facilities.
- B. Identification of Homeless Shelter Sites; State law (AB 1996) passed in 1986 and signed into law requires cities to include "identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the

development of emergency shelters and transitional housing" in their 1989 update of the Housing Element of their Master Plan. The DCA will work with each city, as the need is identified to develop sheltering capability for each city or area.

VII. A need exists for job training programs to assist the homeless to secure employment. Without a stable base of employment, the goal of economic self-sufficiency will go unrealized. A successful job training program would be multi-faceted and would require the cooperation of the network of providers who serve the homeless.

STRATEGIES

- A. The DCA will work with all agencies involved in job training as well as with the local Colleges and Universities in order to develop resources that will add to the training and availability of jobs for homeless persons.
- B. The JTPD and the Employment Development Department will be brought together with the homeless network to discuss strategies to meet employment and training needs of the homeless. This will be the agenda for one of the provider network meeting which occur on a monthly basis.

VIII. Methods will be devised for suggestions resulting from the public review and comment process.

- A. The DCA will consider the establishment of a housing service to locate rental units.
- B. The DCA staff will initiate discussions with Public Health and County Hospital officials about a health screening service.
- C. A system for communication with local providers regarding potential grant sources and other relevant information will be explored.

EVALUATION

The Comprehensive Homeless Plan is both a short and long range document. it is intended to be a dynamic process that will result in helping the homeless to meet their needs at the crisis level (food, shelter, clothing), the transitional level (housing and basic needs during the time when they are being prepared for re-entry into the main stream), and stabilization level (ability to be self sustaining).

To ensure that this is accomplished a yearly review and evaluation will be made and distributed to each city and the county as well as the various service providers.

During the evaluation new strategies and programs will be identified and articulated as needed. At all levels and at all times input will be sought from the FEMA Local Board, the Service Providers' Network and homeless clients in order to keep the program dynamic.

Table 1

Programs Serving the Homeless - 1987-88 - Table

Programs Serving Specific Groups	General Fund	Total Funds	Purpose of Program
<u>MENTALLY DISABLED HOMELESS</u>			
Dept. of Mental Health: Community Support System	\$19.7	\$21.7	Provides funds to counties to provide a range of services to homeless mentally disabled (HMD). Type of program and service mix vary by county.
Federal Mental Health Block Grant Programs	-	0.8	Supports three "innovative" programs to provide case management and outreach to HMD. Programs emphasize self-help and advocacy.
<u>YOUTH</u>			
Office of Criminal Justice Planning: Homeless Youth Emergency Hotline	0.2	0.2	Supports statewide telephone number for homeless youth to receive information and referrals to services.
Homeless Youth Pilot Project	0.9	0.9	Provides funds to local agencies to provide a variety of services including outreach, shelter, and counseling to homeless youth in two counties.
<u>FAMILIES</u>			
Department of Social Services: Deposit Grants to AFDC Eligibles	7.0	16.1	Provides payments to AFDC eligible families for emergency shelter for up to 30 days and for rental and security deposits in permanent housing.
Office of Criminal Justice Planning: Domestic Violence Shelter Program	1.8	3.0	Provides emergency shelter to victims of domestic violence.
<u>AGED</u>			
Department of Social Services: Adult Shelter Demonstration Project	0.3	0.3	Provides emergency shelter for elderly victims of adult abuse.
<u>EMERGENCY SHELTER PROGRAMS</u>			
Housing and Community Development: Emergency Shelter	-	4.8	Provides grants to community based programs that provide emergency shelter, hotel/motel vouchers, and emergency rental payment.
Department of Economic Opportunity: Community Services Block Grant Program-Emergency Shelter and Services	-	2.4	Provides funds to community based programs to provide emergency shelter and services.
TOTALS	\$25.8	\$45.8	
	(Dollars in Millions)		

Source: Facing The Challenge, A Profile of Poverty In California,
September 1988, Page 68.

Table II

Federal McKinney Act Allocations to California FFY 1987 and FFY 1988 - Table					
	Entity Likely to Receive Grant	Estimated Federal Fund Availability	Competitive (C) or For- mula (F) Grants	Local Match Required	Purpose for Funds
Funds Already Allocated					
Primary health services and substance abuse grants	Local agen- cies	\$9.7	C	33%	Health services, out- reach, nonresidential treatment for substance abusers
Emergency shelter grants	HCD	1.4	F	50%	Emergency shelter
Community services block grant	DEO	3.4	F	None	Expanded comprehen- sive services
Emergency shelter grants	Local agen- cies	3.8	F	50%	Emergency shelter
Emergency food and shelter	Local FEMA ^a boards	1.3	F	None	Support for local food banks & shelters
Transitional housing demon- stration	Local agen- cies	4.5	C	50%	Acquisition and rehabi- litation of structures for transitional housing and the provision of sup- portive services
Continued Next Page					

Supplemental assistance to meet special needs of disabled, elderly, families	Local agencies	1.5	C	None	Special needs of families with children, elderly, disabled
Subtotal Funds Already Allocated		<u>(\$25.6)</u>			
Funds Available to Local Agencies for 1988-89 ^b					
Alcohol and drug treatment demonstration grants	Local agencies	\$0.9	C	None	Substance abuse treatment demonstration projects
Mental health demonstration grants	Local agencies	0.9	C	None	Mental health demonstration projects
Emergency food and shelter	Local FEMA boards	12.9	F	None	Support for local food banks and shelters
Rehabilitation of single-room occupancy (SRO) hotels	Local grant-ees	3.5	C	None	Rehabilitation of SRO hotels
Subtotal Available to Local Agencies		<u>(\$18.2)</u>			
Funding Available to the State for 1988 - 89 ^b					
Community services block grant	DEO	1.8*	F	None	Expanded comprehensive services
Mental health block grant	DMH	6.1	F	33%	Outreach, mental health services, case management
Youth and adult education	SDE	1.8	F	None	Outreach and basic skills for adults; data collection and plan for education of homeless youth
Job training	EDO/ local agencies	0.8	C	10%-50%	Basic skills, job search, counseling, and preparation
Job training for veterans	Unknown	0.2	Unknown	10%-50%	Reintegration of homeless veterans into labor force
Permanent housing for disabled	Local agencies*	1.5	C	50%	Acquisition and rehabilitation of permanent housing for disabled; provision of supportive services
Subtotal, Available to the State 1988-89		<u>(\$12.2)*</u>			
TOTAL		<u>(\$30.0)*</u>			
(\$Dollars in millions)					
*Federal Emergency Management Assistance.					
*Estimates assume that California will get 10 percent of total national grant.					
*Telephone update by Carla Javits, Program Analyst, Legislative Analyst Office; May 20, 1988.					

Source: Facing The Challenge, A Profile of Poverty In California, September 1988, Pages 69 - 70.

APPENDIX L

CDBG FUNDS

This appendix contains a listing of activities that have been funded by CDBG funds. The list covers fiscal years 1985/1986, 1986/1987 and 1987/1988.

Public Facilities

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Child Care Center & Training Facility	College of the Desert City of Palm Desert	\$500,000	85/86
Corsini Child Care Center	City of Desert Hot Springs	144,000	85/86
Inland Counties Family Learning Center	City of Grand Terrace	45,000	85/86
Senior Citizens Center Addition	Glen Avon	15,000	85/86
Valle Vista Library Parking Lot	Valle Vista	25,000	85/86
VIP TOTS, Inc. Child Care Center	Valle Vista	298,000	85/86
Rubidoux Child Care Center	Rubidoux	352,000	85/86
Perris Valley Child Care Center	City of Perris	300,000	85/86
Rehabilitation of Cabazon Community Center	Cabazon	25,000	85/86
El Progreso Del Desierto Clinic Facility Improvements	City of Coachella	11,000	85/86
Rehabilitate Structure and Construction of Storage Building-Mead Valley Community Center	Mead Valley	30,000	85/86
Parking Lot-Indio Hills Community Center	Indio Hills	30,000	85/86
Restoration of Jensen Alvarado Historic Ranch	Rubidoux	100,000	85/86
Riverside County Coalition For Alternatives to Domestic Violence (shelter)	City of Riverside	156,000	86/87
Expansion of Child Care Center Mt. San Jacinto College	City of San Jacinto	60,000	86/87
Family Service Association Facility	City of San Jacinto	89,505	86/87

Public Facilities (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Child Care Center & Training Facility	College of the Desert City of Palm Desert	\$168,472	86/87
Coachella Senior Center Rehabilitation*	City of Coachella	150,000	86/87
Nuview Senior Citizen Center	Nuview	90,000	86/87
Calimesa Senior Center	Calimesa	90,000	86/87
Riverside City College Child Care Center	City of Riverside	50,000	86/87
Rancho Temecula Senior Center Improvements	Temecula	25,000	87/88
Home Gardens Street Lights	Home Gardens	10,000	87/88
California Museum of Photography Relocation/ Renovation Campaign	Countywide	21,000	87/88
Glen Avon Fire Station	Glen Avon	100,000	87/88
Restoration of Jensen-Alvarado Historic Ranch, Phase IV	Rubidoux	100,000	87/88
Sun City Multi-Purpose Senior Center	Sun City	400,000	87/88
Phoenix House and/or Phoenix Industries	City of Hemet	40,000	87/88
I Care Homeless Shelter**	City of Riverside	201,000	86/87
Restoration and Rehabilitation of Jensen-Alvarado Ranch	Rubidoux	100,000	86/87

* \$140,00 from the Office of Aging's Senior Center Bond Act funds and \$10,000 from the County's Community Development Block Grant (CDBG) Program.

** \$121,00 from the County's CDBG Program and \$80,000 from the City of Riverside's CDBG Program.

Public Facilities (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Palm Springs Senior Center	Palm Springs	\$200,000	87/88
Thousand Palms Child Care/ Head Start Center	Thousand Palms	90,000	87/88
Joslyn Cove Communities	City of Palm Desert	60,000	87/88
Mecca Library Facility	Mecca	61,103	87/88
Calimesa Senior Center/ Nuview Senior Center	Calimesa/Nuview	50,000	87/88
San Timoteo Canyon School Preservation/Restoration	Beaumont	40,000	87/88
Colorado River Senior Center	Lost Lake	60,432	87/88
Butterfield Park Community Center	Lake Elsinore	35,000	87/88
I Care Homeless Shelter	City of Riverside	55,000	87/88

Recreational Facilities

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Public Housing Recreation Area	Rubidoux	\$ 10,000	85/86
Thousand Palms Community Park	Thousand Palms	155,000	85/86
Rehabilitation of Boys Club Facility	Indio	21,375	85/86
Mecca Community Park/ Playground Facility	Mecca	147,000	85/86
Martha McLean Anza Narrows Park	City of Riverside	50,000	85/86
Ripley Community Park	Ripley	74,690	85/86
John Kelly School Park/Recreation Improvements	Thermal	15,000	85/86

Recreational Facilities (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Butterfield Park Equipment	Lakeland Village	\$ 25,000	86/87
John Kelly School Park/Recreation	Thermal	31,000	86/87
Martha McLean Anza Narrows Park Handicapped Walkways	City of Riverside	60,050	86/87
Desert Hot Springs Public Housing Recreation and Play Area	Desert Hot Springs	10,000	87/88
Valle Vista Park Acquisition	Valle Vista	200,000	87/88
Thermal Public Housing Recreational/Play- ground Area	Thermal	24,200	87/88
Martha McLean-Anza Narrows Handicapped Park Facilities Improvements	City of Riverside	100,000	87/88
Cabazon Multi-Purpose Field/Recreation Area	Cabazon	85,000	87/88

Planning and Design Studies

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Agua Mansa Industrial Growth Assn. Industrial Area Finance Plan	Agua Mansa Enter- prise Zone Area	\$ 18,000	86/87
Market/Rent Feasibility Study for the Hemet/San Jacinto Area	Hemet/San Jacinto	15,000	86/87
Chinatown Historic Park Feasibility Study	City of Riverside	7,500	86/87
Anza Creek Channel	Anza	60,000	86/87
Wildomar Food Control Channel, Phase IV	Wildomar	9,500	87/88

Planning and Design Studies (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Mapping and Services of CSA #122*, Roads	Mesa Verde	\$20,500	87/88
Design of Romoland Community/School Library	Romoland	30,000	87/88
Chinatown Park Feasibility Study	City of Riverside	15,000	87/88
Lake Management Plan	Lake Elsinore	10,000	87/88

Public Service

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Jurupa Community Resource Officer	Rubidoux	\$23,000	85/86
County Village Education Program	Mira Loma	25,000	85/86
Dr. Joseph Sage Senior Day Care Program	City of Palm Springs	25,300	85/86
Youth Centered Recreation Program	Lake Elsinore Valley	40,000	85/86
Country Village Senior Service Program	Mira Loma	25,000	86/87
Jurupa Community Resource Officer Program	Jurupa	25,300	86/87
Shared Housing	Countywide	21,000	86/87
New Horizon Fair Housing Program	Countywide	60,000	86/87
Phoenix Programs Vocational Rehabilitation	City of Hemet	43,427	86/87
David Kahn/Alzheimers Senior Day Care Center	City of Hemet	15,000	86/87

* County service area

Public Service (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Senior Home Repair	Countywide	\$ 10,000	86/87
Blythe Emergency Food Pantry	City of Blythe	25,006	86/87
Lakeland Village Rescue Equipment	Lakeland Village	14,000	86/87
Purchase of a Rescue Unit for North Palm Springs Fire Station	North Palm Springs	24,000	86/87
Crime Suppression and Prevention Program	Jurupa	104,700	86/87
Pilot Proactive Officer Program	Moreno Valley	110,000	86/87
Courts Caring for Kids	Countywide	35,000	86/87
Ranch and Grow Horticultural Equipment - Peppermint Ridge	Corona	28,750	87/88
Senior Home Repair	Countywide	123,455	87/88
Clearinghouse Bureau for the Homeless	Countywide	25,552	87/88
Rape Outreach Program	Countywide	18,800	87/88
Shared Housing	Countywide	10,400	87/88
Wildomar Station #61 Rescue Equipment	Wildomar	30,889	87/88
El Cariso Station #51	El Cariso	30,000	87/88
Murrieta Fire Equipment	Murrieta	25,000	87/88
Rubidoux Water Well Replacement	Rubidoux	100,000	87/88
Country Village Senior Services Program	Mira Loma	30,000	87/88

Public Service (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Sickle Cell Outreach Program	Banning	\$ 7,050	87/88
Motivation Center Program	Coachella Valley	5,000	87/88
Dental Health Center - Dental Equipment	City of Coachella	20,000	87/88
Home Improvement Program	Fifth Supervisorial District	88,000	87/88
Quail Valley, Good Hope and Mead Valley Pilot Practice Officer Program	Perris Valley	160,000	87/88
Desert Aids Project	Coachella Valley	18,000	87/88
Fair Housing Program	Countywide	60,000	87/88

Water/Street and Storm Drain Improvements

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Homeland Sewer Reserve	Homeland	\$100,000	85/86
Wallace Street/Water System Improvements	Rubidoux	41,500	85/86
Wildomar Flood Control Channel	Wildomar	170,000	85/86
Belltown-Hall Avenue Reconstruction/Storm Drain	Belltown	250,000	85/86
Murrieta Pipeline Replacement/ Installation of Fire Hydrants	Murrieta	140,000	86/87
County Service Area 124 Street Improvement	Warm Springs	68,000	8/687
County Village Traffic Signal	Glen Avon	70,000	86/87
Wilson Creek Crossing at Route 3	Sage	130,000	86/87

Water/Street and Storm Drain Improvements (Continued)

<u>Project Title</u>	<u>Location</u>	<u>Amount of CDBG Funds</u>	<u>Fiscal Year</u>
Homeland Sewer Reserve	Homeland	\$400,000	86/87
Street Improvements Mead Valley	Mead Valley	225,000	86/87
Canyon Drive/Gilbert Street Waterline Extension	Lake Elsinore	43,734	8/788
Anza Creek Channel	Anza	50,000	87/88
Romoland/Calimesa Sewer Reserve	Romoland/ Calimesa	100,000	87/88

APPENDIX M

CBO

This appendix contains a list of public, private and community based organizations (CBO).

ROSTER OF PUBLIC, PRIVATE, AND COMMUNITY BASED ORGANIZATIONS

Private

Desert Hospital
Security Pacific Bank
Consumer Credit Counselors of the Inland Empire
Southern California Gas Company
Lucky Installations
Weathershield Installation Company

Public

Homeless Task Force for Riverside County
Federal Emergency Management Assistance
City of Palm Springs
Greater Avenues for Independence Riverside County
Riverside Superintendent of County Schools
Jurupa Unified School District
Alvord Unified School District
Palm Springs Unified School District
Desert Sands Unified School District
Coachella Valley Unified School District
Palo Verde Unified School District
Elsinore Union High School
Perris Union High School
Corona Community Center
Arlanza Community Center
Villegas Park Community Center
Nichols Park Community Center
Lake Elsinore Senior Center

Riverside City/County Child Care Coalition
Riverside City/County Library
Riverside County Superintendent of Schools
Riverside County Board of Supervisors
Riverside County JTPA Programs
Riverside County Building and Grounds Department
Riverside County Cooperative Extension
Riverside County Sheriff's Department
Riverside County Clerk
Riverside County General Hospital
Riverside County Administrative Office
Riverside County Coroner's Office
Riverside County Flood Control
Riverside County Fire Marshall
Riverside County Counsel
Riverside County Department of Development
Riverside County Data Processing Department
Riverside County Department of Housing and Community Development
Riverside County Safety Division
Riverside County Weights and Measures

Public (continued)

Riverside County Aviation Department
Riverside County Public Defender
Riverside County Office on Aging
Riverside County Purchasing Department
Riverside County Automotive Maintenance Department
Riverside County Election Department
Riverside County Building and Safety Department
Riverside County Parks Department
Riverside County Housing Authority
Riverside County Communications Department
Riverside County Mental Health Department
Riverside County Assessor's Office
Riverside County Probation Department
Riverside County Road Department
Riverside County Personnel Department
Riverside County Auditor-Controller
Riverside County Planning Department
Riverside County Central Mailing Services
Riverside County Department of Public Social Services
Riverside County District Attorney's Office
Riverside County Law Library
Riverside County Treasurer - Tax Collector
Riverside County Emergency Services Division
Riverside County Veterans Department
Riverside County Board of Supervisors
Riverside County Department of Development
Riverside County Headstart Parent Policy Council
Riverside County Council on Volunteers

Community Based Organization (CBO) Network

Center for Employment Training - Riverside
Center for Employment Training - Indio
Opportunities Industrialization Center
Desert Hospital Home Health Care Agency - Palm Springs
Desert Hospital Home Health Care Agency - Blythe
Perris Valley Child Care Consortium
Colorado Community Action Council
Sky Valley Desert Retreat
El Progreso Del Desierto - Coachella
I CARE Shelter Home - Riverside
Food in Need of Distribution - Cathedral City
Jurupa Senior Center
Rancho Temecula Senior Center
Jurupa Senior Center
Mead Valley Senior Center
Perris Senior Center
Blythe Senior Center
Banning Senior Center
United Way of the Riverside Area Board of Directors
Salvation Army - Riverside
Sickle Cell Organization

CBO Network (continued)

Boys and Girls Club of Riverside
Community Settlement Association
Friends Outside
Hope, Empathy, Love, & Prayer (H.E.L.P.)
St. Christopher's Thrift Store
Hemet Valley Hot Line
Sky Valley Desert Retreat
Coachella Valley Housing Coalition
Indio Housing Development
Casa Blanca Community Action Group
Casa Blanca Home of Neighborly Service
SURVIVE Food Bank
San Geronio Child Care Center
Community Child Care Consultants
Ranch & Grow
Corona Community Action Council
Eastside Community Action Council
Desert-Highland Gateway Estates Community Action Group
Inland Empire Black Business Forum
Greater Riverside Area Hispanic Chamber of Commerce
North American Indian Missions, Black Buffalo Trails
Riverside County Coalition for Alternatives to Domestic Violence
Greater Riverside Chamber of Commerce
Community Network Seminars
Perris Seventh Day Adventist Church
La Sierra Collegiate Seventh Day Adventist Church
Corona Seventh Day Adventist Church
Lutheran Social Services - Riverside
Our Lady of Soledad Church - Coachella
Catholic Charities
St. Edwards Church - Corona
Queen of Angels Church, Riverside
Circle City Christian Center
God's Helping Hand
Assembly of God Church
Allen Chapel A.M.E. Church - Riverside
Light House Church
Friendship Missionary Baptist Church
St. Vincent De Paul - Help Center, Riverside

Local Recipient Organizations

Corona Seventh Day Adventist Church
Friends Outside, Inc.
La Sierra Collegiate Seventh Day Adventist Church
Allen Chapel - A.M.E. Church- Riverside
Casa Blanca Home of Neighborly Services
Community Settlement Association
St. Edwards Church
St. Vincent de Paul Help Center
Queen of Angels Church

Local Recipient Organizations (continued)

Salvation Army
Perris Seventh Day Adventist Church
SURVIVE Food Bank
Catholic Charities
Blythe Emergency Food Pantry
Travelers Aide
FISH Hope Empathy Love and Prayer (HOPE)

APPENDIX N

Community Plans

This appendix contains a list of Community Plans and their resolution dates.

COMMUNITY PLANS RESOLUTION DATES

<u>Area</u>	<u>Resolution Date</u>
Eastern Coachella Valley	July 2, 1985
Western Coachella Valley	December 31, 1985
Lake Mathews	December 22, 1987
Jurupa	December 22, 1987
Southwest	Not adopted
Temescal/El Cerrito	Not adopted
Lakeview/Nuevo	Not adopted
Sun City/Menifee Valley	Not adopted

Source: Riverside County Planning Department, July 1988.

APPENDIX O

Excerpts From:

"What the
Fair Housing Amendments Act
of 1988 Means For
People With Mental Disabilities"

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report which can be obtained by request to the above.

In 1968, in the wake of Dr. Martin Luther King's assassination, Congress enacted Title VIII of the Civil Rights Act of 1968, popularly called the Fair Housing Act, to end racial segregation in housing. Twenty years later, Congress amended the law to extend the principle of equal housing opportunity to people with disabilities, enacting the Fair Housing Amendments Act of 1988 (the "Act").

The major barrier faced by people with disabilities today--discrimination-- is not going to go away until we find ways to end their segregation and isolation from the rest of society. And the attitudes, stereotypes, and misconceptions of the rest of society about people with disabilities are not going to change until those of us without disabilities have the opportunity to be around people with them--as classmates, as colleagues, and as neighbors.

With the passage of the Fair Housing Amendments Act of 1988, we move closer to that goal by ensuring that discrimination against people with disabilities in housing will no longer be tolerated. No longer will disabled Americans be told, in their quest for a place to live, "Sorry, this property is not available," when what is really meant is that "This property is not available to you".

Senator Cranston highlighted the law's purpose in granting people with disabilities the right of choice:

Ensuring nondiscrimination in housing means ensuring an essential element of independence and integration into the community for disabled individuals. The right to vote, to work, and to travel freely are all important aspects of an individual's life, but none is more elementary than having the freedom to choose where and how one lives. Housing is shelter--but it is much more. It's the opportunity to be part of a community. It's a chance to enjoy the social and recreational aspects of being a neighbor. It can be the independence to flourish in a lifestyle of one's own choosing. In short, housing is a basic right that we cannot allow to be denied on the basis of a disability.

Likewise, the Department of Housing and Urban Development ("HUD"), the federal agency principally charged with interpreting, administering and enforcing the Act, has incorporated the legislative goals into the following regulation:

It shall be unlawful because of . . . handicap . . . to restrict or attempt to restrict the choices of a person by word or conduct in connection with seeking, negotiating for, buying or renting a dwelling so as to perpetuate segregated housing patterns or to discourage or obstruct choices in a community, neighborhood, or development.

In sum, there are three basic rules of construction in interpreting the provisions of the new Act. First, individuals with handicaps are entitled to protection as stringent as those applied to other protected groups. Second, the Act's terms must be broadly construed to

effectuate its purposes. Third, a housing practice is discriminatory if the plaintiff can show that it has the effect of making housing unavailable to people with disabilities or segregating them from the community.

In addition to borrowing the definition of "handicapped" from Section 504 of the Rehabilitation Act, the Fair Housing Amendments Act uses the concept of "reasonable accommodation." Discrimination is defined in Section 3604(f)(3)(B) to include:

[A] refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.

The term "reasonable accommodation" is drawn from existing regulations and case law dealing with discrimination on the basis of handicap. A discriminatory rule, policy, practice, or service is not defensible simply because "That's the way we've always done it;" appropriate modifications must be made. The term "reasonable" has been interpreted to mean that feasible, practicable modifications are called for, but that extreme, infeasible modifications are not required.

Thus, if the recreation activity is held in an inaccessible room, it is reasonable to require that the activity be moved to a room that is accessible. Similarly, if a tenant requires that the housing provider call a personal-care attendant to help the tenant, that, too, is a reasonable accommodation that must be provided. On the other hand, the landlord is not required to hire a social services provider or a recreation specialist solely for the tenant with disabilities.

With regard to health, safety and land-use planning rules, many local government restrictions, such as limits on the number of unrelated persons living in a household, may also run afoul of the Act's requirement of reasonable accommodation. That requirement means that otherwise-legitimate rules cannot be used to exclude a person with a disability if they prevent that person from an "equal opportunity to use and enjoy a dwelling." If, as a practical matter, the only way certain people with disabilities can live in a community is to share a residence with other, unrelated people, the reasonable accommodation requirement prevents enforcement of a rule prohibiting occupancy by unrelated persons.

A local government may have occupancy rules requiring a specific number of square feet per resident. If applied equally to families and to unrelated people with disabilities, such a rule would be valid. By analogy, a local government can restrict the number of residents per dwelling (regardless of square footage) in certain neighborhoods. But it may not apply a different rule to people with disabilities than to families.

Before passage of the Act, court decisions and local government rules were likely to consider some group homes to represent "families" and others (especially those with staff) not. Under these interpretations, the non-family homes could be kept out of particular areas. Under the Fair Housing Amendments Act, by contrast, the right belongs to the

persons with disabilities, and they may form whatever living arrangements they wish.

Further, staff presence must now be viewed in the content of the reasonable-accommodation requirement. If a group of people with mental disabilities require the presence of paid staff to live in a dwelling, that reasonable accommodation must be made.

In addition to forbidding discrimination in the sale and rental of housing, the Act prohibits state and local health, safety, land-use and zoning regulations that exclude people with disabilities or restrict them from living in group homes and other congregate-living arrangements. Often the product of irrational fears and suspicion about people with handicaps, these local regulations have the effect of keeping people with disabilities out of the mainstream of American life. Under the Act, however, such rules are not a lawful basis to keep group homes out of a neighborhood. Just as neighbors' prejudices or fears concerning members of racial minorities or religious groups cannot be used to exclude them, negative attitudes on the part of neighbors may not be invoked to restrict the housing choices of people with disabilities.

While the disability subsections of the Act include no specific mention of exclusionary zoning practices, coverage is clear. In cases decided under the Fair Housing Act of 1968, courts have struck down a variety of land-use and zoning rules as having the effect of discriminating on the basis of race. Courts have reasoned that exclusionary zoning laws perpetuate the very segregation that Title VIII seeks to eliminate.

Similarly, Congress intended the 1988 Act to invalidate zoning decisions and practices that result in excluding persons with handicaps from communities of their choice.

The Committee intends that the prohibition against discrimination against those with handicaps apply to zoning decisions and practices. The Act is intended to prohibit the application of special requirements through land-use regulations, restrictive covenants, and conditional or special use permits that have the effect of limiting the ability of such individuals to live in the residence of their choice in the community.

The legislative history also confirms the Act's applicability to ban state and local land-use and health and safety laws when they are applied or enforced against people with disabilities or providers of housing for people with disabilities:

These new subsections [42 U.S.C. Subsections 3406 (f)(1), (f)(2)] would also apply to state or local land use and health and safety laws, regulations, practices or decisions which discriminate against individuals with handicaps. While state and local governments have authority to protect safety and health, and to regulate use of land, that authority has sometimes been used to restrict the ability of individuals with handicaps to live in communities.

Congress also made clear that all such regulations, including seemingly benign or

apparently neutral rules, are unlawful if they have the **effect** of limiting housing opportunities for people with disabilities. For example, some states and localities have established rules that prohibit unrelated people (or more than a certain number of unrelated people) from living in a household. Such rules are unlawful if they have the **effect** of limiting the housing opportunities of people with disabilities. In the case of prohibitions governing non-related persons with disabilities, the effect test will be satisfied if the prohibition is not imposed on families and similar-size groups of other unrelated people, e.g., students. Indeed, because most local regulations are imposed only on groups of people with disabilities and not on families or other groups of unrelated non-handicapped persons, court challenges are likely to succeed unless state and local governments conform their laws to meet the mandate of the Act.

Further evidence in the legislative history supporting application of the effect test stems from the debates in the House Judiciary Committee. When this committee was considering the Fair Housing Amendments Act, it rejected an amendment that would have changed the existing standard of proof in discriminatory land-use and zoning cases from an effect test to an intent test. The rejection reaffirms the use of the effect test to prove housing discrimination.

That Congress intended to ban all zoning and land-use laws that have the "effect" of discriminating against people with handicaps is also supported by case law developed under the original Fair Housing Act. Numerous federal appellate courts have ruled that racially discriminatory zoning laws are unlawful if they have a segregative "effect"; proof of public officials' or entities' intent to discriminate is not required.

Leaving such judicial interpretations intact, Congress established that the new provisions ban, as did the 1968 law for other protected classes, all exclusionary zoning and land-use practices that have the effect of segregating people with disabilities or restricting them from living in the areas of their choice.

In addition to rendering invalid laws with dispersion, concentration and numerical limitations, Congress also made unlawful the ubiquitous special-use or conditional-use permit for residences for people with disabilities. One of the more invidious forms of housing discrimination against people with disabilities, such permits are frequently required of group home providers before they can operate a group home or other communal-living arrangement. This means that a provider must prepare and present the case for the group home at a public hearing or satisfy other notice requirements before obtaining permission to operate the home.

The Act makes such special-or conditional-use permits unlawful on two grounds. First, if such restrictions are imposed on housing for people with disabilities only, and not on dwellings of similar size occupied by families, then they must fail under the effect test discussed above. Second, if such requirements defeat the purposes of the law by perpetuating segregation, restricting choice or otherwise denying to people with disabilities

the "equal opportunity to use and enjoy a dwelling," then they are invalid under the Act.

Under the Act, the Justice Department is charged with the prosecution and enforcement of state or local zoning or other land-use law or ordinances that affect people with disabilities. That Congress explicitly placed the responsibility in the Justice Department for prosecuting discriminatory land-use laws ratifies existing practice. As has been the case under the 1968 law, successful challenges to zoning, land-use or health and safety rules that operate to exclude people with disabilities can result in court's striking down such rules or ordering the project site rezoned.

The remainder of the statute represents a radical innovation for individuals with physical disabilities. It establishes, for the first time, national accessibility and adaptability standards for new multifamily construction. The Act requires that in covered "multifamily" dwellings

- (i) the public use and common use portions of such dwellings are readily accessible to and usable by handicapped persons;
- (ii) all the doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by handicapped persons in wheelchairs; and
- (iii) all premises within such dwellings contain the following features of adaptive design:
 - (I) an accessible route into and through the dwelling;
 - (II) light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
 - (III) reinforcements in bathroom walls to allow later installation of grab bars; and
 - (IV) usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

For buildings with four or more units and no elevators, only the ground-floor units need contain the adaptable features described above. For buildings with four or more units and elevators, all of the units must include the adaptable features. Contrary to the intent of Congress, as understood by many civil rights organizations, HUD interpreted "multifamily dwellings" to exclude townhouses. Given the increasing amount of private and public housing in the form of townhouses, this is inappropriate, and HUD's interpretation is likely to be the subject of litigation.

Because individuals with disabilities are often subjected to discrimination if they cannot obtain modifications in their environment or in the policies and practices with which they are required to comply, Congress also amended the Act to clarify that ensuring equal opportunity for people with disabilities requires more than simply inaction on the part of the housing provider. Thus, the Act requires that providers permit tenants to make "reasonable modifications of existing premises . . . if such modifications may be necessary to afford such person full enjoyment of the premises." 42 U.S.C. Section 3204 (f)(3). The cost of the modifications is to be borne by the tenant and, if the landlord's request is reasonable, the tenant can be required to return the unit to its original condition.

As of March 12, 1989, the effective date of the Act, not a single local or state law will meet the "substantially equivalent" requirement with regard to the newly protected classes. The Act gives states and localities 40 months to bring their laws up to the federal standard in order to regain their certification while they continue to enforce provisions that have not changed. Fair housing advocates--who must now include mental health commissioners, developmental disability administrators, educators and rehabilitation specialists--have a clear responsibility to encourage their legislatures to enact new fair housing laws as expeditiously as possible.



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